

**CITY OF SHOREVIEW
AGENDA
REGULAR CITY COUNCIL MEETING
November 7, 2016
7:00 P.M.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

PROCLAMATIONS AND RECOGNITIONS

CITIZENS COMMENTS - *Individuals may address the City Council about any item not included on the regular agenda. Specific procedures that are used for Citizens Comments are available on notecards located in the rack near the entrance to the Council Chambers. Speakers are requested to come to the podium, state their name and address for the clerk's record, and limit their remarks to three minutes. Generally, the City Council will not take official action on items discussed at this time, but may typically refer the matter to staff for a future report or direct that the matter be scheduled on an upcoming agenda.*

COUNCIL COMMENTS

CONSENT AGENDA - *These items are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.*

1. October 10, 2016 City Council Workshop Minutes
2. October 17, 2016 City Council Meeting Minutes
3. Receipt of Committee/Commission Minutes—
 - EQC Minutes; October 24, 2016
 - HRC Minutes, September 28, 2016
 - Planning Commission Minutes, September 27, 2016
4. Verified Claims
5. Purchases
6. Developer Escrow Reduction
7. Approve Final Pay Estimate for Well 6 Raw Water Pipeline, City Project 16-06

8. Approve Maintenance Agreement Between City and Rice Creek Watershed for the Gramsie Road Development
9. Approve Change Order No. 1 and Final Payment – 2016 Street Light Replacement, City Project 16-03
10. Approve Special Purpose Fence – Sarah McGuiness, 224 Janice Street
11. Comprehensive Sign Plan – Topline Advertising/Target Corporation, 3800 Lexington Ave.
12. Comprehensive Sign Plan – Tyme Properties LLC, 3999 Rice Street
13. Land Exchange – Rice Creek Corporate Park

PUBLIC HEARING

GENERAL BUSINESS

14. PUD Concept Stage – Greco LLC & Eagle Ridge Partners LLC, 1005 Gramsie Road
15. Final Plat – Golden Valley Land Co, Gramsie Woods – 0 Gramsie Road
16. Final Plat/PUD – Elevage Shoreview Holdings, LLC, 157 County Road E, 3521/3527 Rice Street, 3500 Rustic Place

STAFF AND CONSULTANT REPORTS AND RECOMMENDATIONS

SPECIAL ORDER OF BUSINESS

ADJOURNMENT

*** Denotes items that require four votes of the City Council.**

**CITY OF SHOREVIEW
MINUTES
CITY COUNCIL WORKSHOP MEETING
October 10, 2016**

CALL TO ORDER

Mayor Martin called the workshop meeting of the Shoreview City Council to order at 7:00 p.m. on October 10, 2016.

ROLL CALL

The following attended the meeting:

City Council: Mayor Martin; Councilmembers Johnson, Quigley, Springhorn and Wickstrom

Staff: Terry Schwerm, City Manager
Tom Simonson, Asst. City Manager/Community Development Director
Fred Espe, Finance Director
Debbie Maloney, Finance Department
Mark Maloney, Public Works Director

Stantec Stuart Krahn
Dan Edgerton

Steve Erickson
Jennifer Stukenberg

SHOREVIEW COMMONS MASTER PLAN UPDATE

Mr. Simonson stated that this revised plan is being presented for review by the Council before the Park Commission and community groups. One change is the elimination of the refrigerated winter skating ribbon because of the cost for an amenity that would mainly be used in the winter. However, a skating component is included. The biggest addition is a proposed destination playground as an anchor to attract young families to the Commons. A park building has been added with restrooms and concessions at the center point of the most active area. To the east is a formal garden area with a wedding venue. A shallow pond is in the garden area that can be used in winter for skating. Parking will be expanded, and at the east end of the park a transition concept is shown for development of high density housing.

Mr. Krahn reviewed the objectives of the Master Plan:

1. Develop plans for future park improvements and other site amenities.
2. Enhance connectivity between public facilities.
3. Improved on-site pedestrian and bicycle linkages.
4. Maintain safe and efficient traffic flow and parking.

The Master Plan features include:

- Expand the use of the existing slip 'n slide area for winter with sliding activities year round and swings
- Destination playground with shaded structures where parents can watch children
- Concession/restroom building near the playground that will serve the west side of the site
- Plaza style skate park on the north side of the park building
- Keep the soccer field and add vegetation along the north to provide more buffer for residents
- Outdoor, informal picnic area
- Formal garden area surrounding fountain/pond with wedding pergola
- Fountain pond would have paved walk around it
- Potential Splash pads with LED lighting for interactive water area near the destination playground
- The lawn area beyond the pavilion would be re-contoured to become a better viewing area
- Retain existing playground near the pavilion
- Expand parking
- Storm water treatment train to address water quality issues in the existing pond
- Maintain one ball field that is mainly used for T-Ball
- Veterans' Memorial
- Improve trail around existing pond
- Sculpture/figurine climbing playground

Councilmember Quigley questioned the City demographic that will draw young families to the Community Center. He also expressed some concern about putting in a fire ring and asked if this is a common feature elsewhere. Mr. Krahn explained that the purpose of the destination playground is to create large play experiences that draws widely. Mr. Schwerm added that Maple Grove put in a destination playground that draws hundreds if not thousands of children each day. Shoreview's market is over 40,000, drawing from North Oaks, Shoreview and Arden Hills plus some from Lino Lakes and Roseville. Fire rings are quite common and used in a number of cities. Fire rings can be either gas or use wood. Mr. Simonson noted that the new features will also serve current customers who hold meetings at the Community Center and have complained that there is no place to walk or sit outside and have lunch.

Mayor Martin questioned a water play area near the playground where there are no locker rooms for changing. If the Community Center includes such a water play feature, a second water play area may not be needed. Mr. Schwerm noted the nearby restrooms for changing. The destination playground is planned to be the primary feature.

Councilmember Quigley stated that because of the expense, he would not want to pay twice for a similar feature, one in the park and another at the Community Center.

Councilmember Johnson noted that the T-Ball field is not used often and suggested such a big area could be repurposed. Mr. Simonson responded that the Summer Discovery Program is always looking for open field areas for the children. That area could be used for that program as well as for T-Ball or potentially youth soccer.

Mayor Martin asked if the Summer Discovery Program can be expanded. Mr. Schwerm stated that the program is at its maximum of 250. Whether expansion is possible depends in part on the features selected for expansion of the Community Center.

Pond Issues

Mr. Dan Edgerton discussed the water quality issues of the existing pond. It is located in the Ramsey Washington Metro Watershed District while the Community Center is located in the Rice Creek Watershed District. The residential storm sewer brings water to the pond with little treatment. During the summer most of the pond is covered with duckweed. The depth of the pond is approximately 3 feet. There are two aerators that provide some open water and fountain. The City has a skimmer, which is the industry standard for removing duckweed. There are issues with maintenance as the skimmer often gets clogged with sticks and leaves. The odor from the pond is from sediment, which is basically sticks and leaves decomposing at the bottom. Water quality samples were taken. Phosphorous was found at the level of 221 parts per billion, which is high. The low level of oxygen causes the odor in the sediment that accumulates at the bottom of the pond.

Mr. Schwerm noted that the skimmer was just purchased this season. It was never left to run overnight because of the clogging issue from sticks and leaves.

Councilmember Wickstrom suggested planting better trees over the long term and remove the scrub trees that shed so many sticks and leaves. Mr. Schwerm responded that some of the vegetation has been removed, and there have been some complaints that too much is being removed.

Mr. Edgerton presented a number of options to address these issues:

- One of the most inexpensive options would be to put a screen around the skimmer to prevent clogging from sticks and leaves.
- Another approach would be to realign the aerators to create a more circular flow. Odor will improve with better aeration.
- The fountain intake seems to be near the surface. A pipe could be added for the fountain to pull water from the mid-depth to create better aeration. This is easy and inexpensive and will help.
- The next level of treatment would be to use herbicides, which would require DNR approval. Treatment would have to be done twice a year.
- A more expensive option would be to install a pump system to pump water from the pond to the beginning of the storm water treatment system and let it flow back to the pond with water being treated through the treatment chain. Water turnover would occur in about three days. A stream through the chain would be created that could be a park amenity.

- Adding iron pilings or limestone rock would help remove phosphorous.
- Different watershed districts have funding available for water treatment projects.
- Councilmember Quigley asked if dredging is an option. **Mr. Edgerton** explained that there is a high cost for dredging because PAHs (tar sealants) have to be removed as hazardous waste. This brings the cost of dredging up from \$5 or \$10 a cubic yard to \$45 a cubic yard. As this is a DNR protected wetland, there would be regulatory issues to dredging and making the pond deeper.

Mayor Martin noted that a stream would be very attractive to children. She asked if the water would be safe for play. **Mr. Edgerton** stated that if the water needs to be treated to be safe, then some type of purifying system at the beginning of the storm water chain would be needed for children to play in the water.

Councilmember Johnson stated that she sees the existing pond as a big part of this project. No one will want a wedding or to be near the area with the existing strong odor. With more people coming to the Commons, there will be more feedback on the odor. Mr. Schwerm stated that it is particularly noticeable on days with a high dew point when the air is stagnant. Otherwise, it is not as noticeable. The easier less expensive options will be tried first to see if pond issues can be addressed.

Mayor Martin noted that the pedestrian walkway from City Hall to the library needs to also extend to the Community Center. She asked if the walkway could be meandered. People will jaywalk and not use the path if it does not go where they are going.

Councilmember Johnson expressed concern about traffic near the destination playground. The distance of the walkway entering the park needs to extend further back away from the street. People will be parking on Victoria, Mounds and wherever it is closest to use the playground, and she is concerned about so many children playing near the street.

Councilmember Wickstrom noted the warming house by the skating rink. Rather than a nearby fire ring that could get messy, she would like to see a different decorative element. Mayor Martin responded that the fire ring is not about just getting warm. A gas fire ring would not be messy. Mr. Schwerm added that a fire ring is an amenity that can also be used in the fall and spring.

It was the consensus of the Council for staff and consultants to move forward with presenting this plan to the Park and Recreation Commission and community groups for further feedback, after which a more final plan will be brought back to the City Council.

COMMUNITY CENTER EXPANSION PROJECT

Mr. Schwerm stated that the Community Center expansion plan has been updated from the last Council discussion and costs have been revised. Once the Council has offered feedback, the expansion plan will be reviewed by the Park and Recreation Commission.

Mr. Steve Erickson stated that they have met with the Park and Recreation Commission and community groups since they last met with the Council in July to further define the concept plan for the Community Center expansion. They also met with a contracting group, RGM, who reviewed the plans and provided cost estimates. The main features considered are: 1) an expansion to the fitness center; 2) expansion on the south side of the pool; and 3) an enclosure for the water feature.

Ms. Jennifer Stukenberg stated that the two new items brought up by the community groups are storage space and a shared office space for the community groups to use. The other item discussed is the need for additional family changing areas. What is shown is unisex stalls that would be family changing areas that could be used by men and women. The cost estimate includes some funds for possible needed modifications to the locker rooms. With the pool expansion, office space and restrooms have been added for pool staff. It would be possible to have a mezzanine above that would overlook the pool and play area. North of the change area is the main stairwell which has been expanded for tables and chairs, windows into the gym and opened to the entry from the parking lot. At the north end the addition includes community space that could be rented with large windows looking outside. A couple of staff offices were added to this area. Three multipurpose fitness rooms are added to the lower level. The corridor to the fitness area and multipurpose rooms would be wide enough to also serve as another gathering area.

Councilmember Quigley questioned the open area by the gym and whether it is used. Mr. Schwerm stated that more seating is needed in that area where seniors gather for coffee. The space is well used.

Ms. Stukenberg stated that on the upper floor storage is provided by the multipurpose rooms and a shared community office was added to serve the community groups like the band and Historical Society. The fireplace was removed on the upper level because it was in an awkward location. Mr. Schwerm indicated that the fireplace added a nice dimension for the space to be used for gatherings, meetings, using wifi, and a study place. When the Shoreview Room is rented, this space is often included as a breakout place for people to sit and talk away from music or the activity in the Shoreview Room. He believes the fireplace is an important amenity to keep in this area.

Mayor Martin suggested using the Shoreview Room for a display area when it is not rented for special events. Mr. Schwerm stated that the room is rented too frequently. It is rented on weekends for events and often during the week for corporate meetings.

Mr. Erickson stated that the reason the fireplace was removed is because at present it is a destination and a dead end. With the addition, that will not be the case, but that area will be a traffic area for those wanting to reach the multipurpose rooms. There may be a better place to relocate the fireplace. Ms. Stukenberg agreed and added that with the new addition, there will be a lot of flexible space for different uses, and the fireplace can be included.

Mr. Schwerm stated that the pool expansion would be 5,000 square feet of water park area of zero depth to serve ages 2 to 10.

Councilmember Quigley asked if the pool expansion will be a draw. Mr. Schwerm stated that new amenities to draw young families are needed because families will continue to seek to live in this area because of the good school district. The water park and family locker rooms are the types of things that appeal to young families. He estimated that daily admission revenue (\$500,000 a year) would increase at least 20% on an annual basis.

Mayor Martin stated that because the water park area will be enclosed, the expansion is justifiable. It can be used year round.

Councilmember Wickstrom asked if the new fitness rooms will increase membership and revenue. Mr. Schwerm responded that the new fitness rooms are upgraded and provide more functional space. The rooms will provide for an improved fitness experience. On the upper level, the space in the gym activity room used by Summer Discovery is being replaced with multipurpose rooms that can be used for a number of activities for different ages. Those rooms have the potential to increase revenue, but the big revenue producers are aquatic, fitness and Summer Discovery. Existing spaces are being replaced with more enhanced spaces that are more functional with a larger indoor playground area.

Mayor Martin noted that it has been 15 years since the last expansion. It may be that outdoor amenities in the Commons are more important than some of the community rooms. The total estimate is approximately \$6 million over the \$8 million originally projected. The last expansion was a little over \$6-\$7 million.

Councilmember Johnson stated that the neighborhood of Autumn Meadows has 54 children under the age of 12. Young families are here. These plans are to keep them here, and the proposed expansion and Commons Master Plan improvements will certainly help in doing this.

Councilmember Quigley stated that because the City is almost completely developed, this is the last chance to do a big expansion. However, the integration of plans for the Community Center and Commons is confusing regarding a financial path. Mr. Schwerm stated that the next step will be to identify specific costs of specific amenities. Then options can be prioritized and a plan can be presented as to how it would be funded.

Mayor Martin stated that her preference would be to do the Community Center expansion as presented and then pick and choose elements of the Commons plan. Features to the Commons can be added over time. After 25 years it is time to do these improvements.

Councilmember Wickstrom agreed.

Councilmember Springhorn stated that a 20% increase in revenue is a good incentive. He asked the number of staff positions that might need to be added with the expansion. Mr. Schwerm stated that more analysis needs to be done.

Councilmember Johnson asked about breaking down the Community Center expansion and improvements to the Commons into phases that can be done over time. Mr. Schwerm responded

that if a substantial amount of both plans were done, it would take a bond issue of approximately \$11 million to \$12 million. That would mean nearly a 9% increase in property taxes (\$100,000 is approximately 1%). The payment for that level of bond would be in the range of \$800,000 to \$900,000 a year. There is bonding capacity through the Community Investment Fund, which is a potential source of income for these improvements. Options need to be discussed.

Councilmember Quigley stated that he would like to see a macro plan in phases with financing. He would then feel more supportive. Everything needs to be addressed at once but not done at once. On another note, he would like to see more visibility for the Veterans Memorial.

Mayor Martin agreed and stated the Council is supportive of all the plans but need to know how to make it happen. Another possibility is that the Community Foundation is interested in doing a project in the Commons. Perhaps the Veterans Memorial or the wedding venue could be financed from that source.

Councilmember Wickstrom stated she would prefer to do the Community Center expansion before the Commons plan.

REVIEW THE UPDATED 2017-2026 CAPITAL IMPROVEMENT PROGRAM (CIP)

Mr. Schwerm reported that the CIP estimates have been updated to better reflect current costs.

Collector Streets

- Street rehabilitation and a full-depth reclamation is planned for Victoria Street in 2017.
- North Owasso Boulevard is planned in 2020, although some preliminary survey work is being done now in conjunction with the Ramsey County Park Plan scheduled for construction next year.
- Staff is working with the contractor and MnDOT State Aid staff to get Gramsie Road reopened this year. Mr. Maloney stated that the foundation of the road will be done this winter and the project completed next spring.

Street Improvements

- The work for Quiet Zone railroad crossings has been completed and went into effect this year.
- The 2017 street renewal project is the second part of the Windward Heights neighborhood on the east side of Hodgson. Neighborhood meetings will begin in November.

Park Improvements

- In 2018 and 2020, McCullough Park and Shamrock Park respectively are scheduled for major renovation.
- Other park projects are general replacements for existing park features.

Mayor Martin suggested delaying the work for McCullough and Shamrock and using the monies for the Commons plan. The tennis courts and climbing rock area at McCullough were done

recently. Mr. Schwerm stated that he would prefer to do the work at Shamrock and hold off on McCullough. The skate park replacement, scheduled for 2017, will be delayed until the decision is made for the Commons. He estimates the cost of the destination playground in the Commons will be in the range of \$1 million to \$1.5 million. The park building will be in the \$1 million range. Then there would be approximately \$1.5 million to do the skating area, hard edge pond and formal garden areas. These costs estimates are based on what he learned from the Maple Grove project.

Trail Rehabilitation and Extensions:

- The County Road J trail was dropped in order to extend the trail on Gramsie Road.

Municipal Buildings

- Municipal building needs consist of mostly repairs and replacements at the Community Center and City Hall. One large project is replacement of the generator. A generator large enough to power both City Hall and the Community Center is needed in case of a power outage. Then rental room events and pool activities would not be interrupted in the event of a power outage.
- The chairs and tables in the banquet rooms will be replaced.

Utilities

- Most expenditures have now occurred with the constructed water treatment plant, which will soon be brought online.
- A major sewer relining project is planned in 2019.
- The surface and recoating of the water tower is planned in 2021.

Major Equipment

- The Fire Department has an engine replacement next year.
- The rescue and chief vehicles will need replacement in 2020.

All funds are cash flowing or within a couple thousand dollars.

Mayor Martin asked at what point adjustments would be made for funds to be allocated to the Commons. Mr. Schwerm stated that staff will bring a financial plan to the Council after review of the plans by the Park and Recreation Commission. CIP adjustments for any park funds used for the Commons will be included in next year's Capital Plan.

The meeting adjourned.

**CITY OF SHOREVIEW
MINUTES
REGULAR CITY COUNCIL MEETING
October 17, 2016**

CALL TO ORDER

Mayor Martin called the regular meeting of the Shoreview City Council to order at 7:00 p.m. on October 17, 2016.

PLEDGE OF ALLEGIANCE

The meeting opened with the Pledge of Allegiance.

ROLL CALL

The following members were present: Mayor Martin; Councilmembers Johnson, Quigley, Springhorn and Wickstrom

APPROVAL OF AGENDA

Councilmember Springhorn noted a correction to the name O’Neal, which should be O’Neill under item No. 10 of General Business.

MOTION: by Councilmember Quigley, seconded by Councilmember Johnson to approve the October 17, 2016 agenda as corrected.

VOTE: Ayes - 5 Nays - 0

PROCLAMATIONS AND RECOGNITIONS

There were none.

CITIZEN COMMENTS

There were none.

COUNCIL COMMENTS

Councilmember Springhorn:

Friday, October 21, 2016 will be the Halloween Spooktacular event at the Community Center from 6:30 to 8:00 p.m. Registration must be made by Wednesday, October 19th. Registration can be made online.

Councilmember Johnson:

A reminder to watch for children's safety on Halloween night.

There has been messaging about school bus disruptions. Cars are speeding through neighborhoods and ignoring the STOP sign of school buses when children are boarding or leaving the bus. A reminder to residents that it is state law for drivers to obey school bus stop signs.

Councilmember Wickstrom

The last two days of the Farmers' Market will be Tuesday, October 18th and October 25th from 3:00 to 6:00 p.m.

Mayor Martin:

Ramsey County is conducting several controlled archery hunts in several open space areas in October. Particularly, the Snail Lake marsh hunt will be the weekend of October 23rd and again November 11-13. Hunters will be on the Rice Creek Regional Trail October 24-26, and November 14-16. There will be controlled access to those areas on hunt days.

CONSENT AGENDA

Councilmember Johnson requested that item Nos. 1 and 2 be voted on separately, as she did not attend those meetings.

MOTION: by Councilmember Wickstrom, seconded by Councilmember Springhorn to adopt the Consent Agenda for October 17, 2016, and all relevant resolutions for item Nos. 3, as amended, through 9:

3. Monthly Reports:
 - Administration/Community Development
 - Finance
 - Public Works
 - Park and Recreation
4. Verified Claims in the Amount of \$1,634,207.02
5. Purchases
6. Developer Escrow Reduction
7. Approve Change Order #1 for Well 6 Raw Water Pipeline, City Project 16-21
8. Approve Curbside Recycling Budget, Recycling Fee, and Authorize Request of SCORE Funding Allocation
9. Approve Change Order #4 for Water Treatment Plant, City Project 14-02

VOTE:

Ayes - 5

Nays - 0

MOTION: by Councilmember Wickstrom, seconded by Councilmember Springhorn to approve item Nos. 1 and 2 of the Consent Agenda for October 17, 2016, with all relevant resolutions:

1. October 3, 2016 City Council Meeting Minutes

2. Receipt of Committee/Commission Minutes - Economic Development Authority
October 3, 2016

VOTE: **Ayes - 4** **Nays - 0** **Abstain - 1 (Johnson)**

Councilmember Johnson abstained as she did not attend the meetings listed in item Nos. 1 and 2.

PUBLIC HEARINGS

There were none.

GENERAL BUSINESS

GRAMSIE WOODS - GOLDEN VALLEY LAND COMPANY

- A. APPEAL OF VARIANCE - DAVID AND MARY O'NEILL**
- B. REZONING AND PRELIMINARY PLAT**

Presentation by City Planner Kathleen Castle

Golden Valley Land Company has submitted an application to rezone 15.57 acres from UND (Underdeveloped) to R1, Detached Residential. A second application has been received for a preliminary plat to subdivide the parcel into 7 lots for single-family residential development. The area designated as Outlet A will remain vacant.

When this proposal was reviewed by the Planning Commission, a variance was requested to waive the key lot standard depth requirement for lot Nos. 1-5. The Planning Commission granted the variance. A key lot is when the rear lot line of one property abuts the side lot line of the adjacent property. The decision to grant the variance is being appealed by Dave and Mary O'Neill.

The subject property has single-family residential development to the north and east, I-694 to the south and the tower property to the west. The proposed lots have frontage on Gramsie Road. The remainder of the property, Outlet A, would remain vacant.

The property is located in Planned Development Area (PDA) #13 of the Comprehensive Plan, which is guided for low density residential with a density range of 0 to 4 units per acre. The density proposed is 3.8 units per acre, which is consistent with the Comprehensive Plan. The proposed R1 zoning is consistent with the single-family neighborhoods to the north and east and will not have a significant impact on surrounding property. The developer is agreeable to entering into a Rezoning/Development Agreement and has indicated agreement to the conditions of approval proposed by staff.

The preliminary plat shows lot nos. 1-5 as key lots. Key lots are discouraged but if developed, the Development Code imposes additional size and structure setback requirements. Key lots must be 15 feet greater than the standard in either width or depth, and any structure must be 40 feet from the rear lot line. Lot Nos. 6 and 7 are conforming R1 lots that abut the wetland of

Gramsie Pond. There is a 16.5 foot wetland buffer to the wetland on Lot Nos. 6 and 7. During the public review process, the amount of buildable property was questioned for Lot Nos. 6 and 7. The developer provided information with possible house layouts for those two properties.

A ghost plat was submitted as required for Outlet A showing potential future development. The ghost plat also included 808 Randy Avenue, the property abutting the key lots, Nos. 1 -5. It was determined that future development will be restricted because protected wetland areas would have to be crossed for development to occur. The developer has indicated a willingness to dedicate or donate Outlet A to the City. A land dedication will be addressed in the Final Plat.

Property owners within 350 feet were notified of the proposed development. Comments received expressed concern about the reduced lot width, environmental impacts, increased traffic, noise, utilities, storm water runoff and that this development would alter the character of the neighborhood.

Agency comments received included a recommendation from the DNR to identify the steep slope and bluff areas on the plat to make it clear where they are located. The DNR has stated that there are no standards for buffer widths from wetlands that do not have a DNR shoreland classification. Rice Creek Watershed District (RCWD) will require a permit for development. There is no wetland setback or buffer requirement by RCWD. Ramsey County has no interest in obtaining Outlet A for County park/open space purposes because the site is landlocked.

The Planning Commission held a public hearing on August 30, 2016. The application was tabled because of concerns in regard to the 16.5 foot buffer on Lot Nos. 6 and 7. Additional information was requested from the DNR and RCWD. There were also concerns about the buildability of Lot Not. 6 and especially Lot 7.

Additional information from the agencies was presented to the Planning Commission at their September 27th meeting. The Planning Commission concluded that practical difficulty is present and approved the variance. A recommendation was forwarded to the City Council to approve the rezoning and preliminary plat on a vote of 4 to 1.

Variance Appeal

Dave and Mary O'Neill submitted an appeal to the Planning Commission's decision to approve the variance because there is no practical difficulty. They state that future development to the south on the outlet should not be used as a reason for granting the variance. Gramsie Road has a right-of-way of 80 feet, wider than the 60-foot standard. Lots in the neighborhood have widths of 100 feet. The proposed lots are smaller with widths of 75 feet. Although the 75-foot width conforms to City Code standards, the lots should be at least 100 feet wide because smaller lots will change the character of the neighborhood. The property can be developed in accordance with key lot requirements without the need for a variance. Also, the loss of open space will impact wildlife.

The developer's response is that when the property to the south is developed, the rear lot lines of lot Nos. 1-5 will abut rear lot lines of future parcels and will no longer be key lots. As the right-

of-way for Gramsie Road is 80 feet and the standard is 60 feet, a vacation could be requested to make the parcels conform to the minimum 140-foot lot depth.

Staff agrees with the Planning Commission and finds that the proposal for low density residential development uses the property in a reasonable manner and is consistent with the Comprehensive Plan. The proposed parcels meet the minimum lot area and width requirements for standard residential lots. The buildable area on all lots is sufficient for single-family residential development.

Staff agrees that the property could be subdivided in compliance with Code requirements, but there are unique circumstances that justify the proposal. The property to the south consists of 2.61 acres with development potential. Key lot requirements were created to mitigate development impacts to residential properties with no redevelopment or development potential. The existing home on the lot to the south is 150 feet from the north lot line. Additional width or depth of the proposed lots would not reduce development impact. The application conforms to the key lot standards of a greater structure setback of 40 feet from the rear property line, which provides protection to the neighborhood. The width of Gramsie Road is also a unique circumstance.

Regarding the impact to the character of the neighborhood, staff finds that the proposal will not have a significant impact. The lots are consistent with the size of a standard R1 lot. The development pattern is consistent with other properties with frontage on Gramsie Road.

Therefore, staff recommends that the Planning Commission decision be upheld to waive key lot requirements for lot Nos. 1-5 based on the findings stated in Resolution 16-79. Staff also recommends approval of the rezoning and preliminary plat with the conditions listed in the staff report that include identification of the slopes and bluffs on the plat and wetland buffer signage as recommended by the DNR.

Council Discussion

Councilmember Wickstrom asked how the property to the south would be developed if it is donated to the City. Ms. Castle stated with the upcoming Comprehensive Plan review, potential use of this property would be analyzed.

Planning Commissioner Solomonson reported that the Commission discussion focused on key lots and lot No. 7. Although discouraged, in Section 204 of the Code, there is a provision for key lots to be larger by 15 feet either in width or depth in Section 205. An additional rear setback for key lots is 40 feet. If the lots were wider, no variance would be needed. Wider lots would also eliminate Lot 7. A lot of discussion focused on the wetland buffer on Lot 7. Gramsie Pond is not linked to Island Lake. If it were linked, a wider buffer would be required. The additional information from the DNR, City Engineer and RCWD did not provide a basis to increase the wetland buffer. The Planning Commission reluctantly approved the proposal on a 4 to 1 vote. His was the nay vote based on whether Gramsie Pond should be linked to Island Lake and his view that the buffer should be wider for the wetland, which would eliminate Lot 7.

Mayor Martin noted that the Zibell development created four key lots without the requirement of additional depth or width, although the houses were set back 40 feet from the rear lot lines. Commissioner Solomonson responded that key lots are difficult. As long as the property to the south is not redeveloped, the lots will remain key lots. Also, a request to vacate Gramsie Road right-of-way would mean sufficient depth to meet key lot requirements and a variance would not be needed. However, other commissioners believed such a vacation would mean the houses would be closer to the street. The homes in this proposed development will sit lower than the houses across Gramsie or the home to the south.

Councilmember Quigley questioned the elevation of the property to the south. Ms. Castle showed a map that indicated the high point of the development property was at 976 and then sloped downward toward the east and west.

Mr. O'Neill, Appellant, questioned the process in that the appeal was paraphrased and is not the original appeal he submitted. Wildlife is mentioned, but that has nothing to do with the appeal. Ms. Castle explained that it is City process for staff to summarize the appeal for the City Council. Wildlife was mentioned in the letter which is why it was mentioned in the summary.

Mayor Martin added that the Council had the original appeal letter.

Mr. O'Neill stated that seven homes will be a tight fit. A 90-foot wide lot would fit better. Different neighborhoods in R1 Districts have different characteristics. Harbor Place is very different from this neighborhood. Originally, the developer planned to build large homes, although he has stated he has modified the size. The problem is that once approved, he can build any size he wants within Code. If four homes were built on the five lots instead of five homes, there would be added buffer to the pond. The Planning Commission was not comfortable with its decision for seven lots but felt they needed to support City Code and so approved it. That made him question why strict key lot standards were not applied. He further stated that the property to the south does drop lower than the subject property for development.

Mrs. O'Neill requested that Councilmembers state their reasons for their vote on whether this is approved, denied or tabled.

Councilmember Johnson stated that the process by which staff works with the Planning Commission and Council has worked for many years.

Mayor Martin noted that Planning Commissioners are seven appointed residents by the Council. They represent a broad base of the community and make their decisions independent of planning staff.

Councilmember Quigley added that the Planning Commission can only act on the plan that is presented to them. Sometimes the Commission struggles with asking about other options, but the decision can only be on the plan put before them.

Mr. Peter Knable, Golden Valley Land Company, introduced Matt Pavik, also with Golden Valley Land Company. Golden Valley is working with Hanson Builders who showed renderings

of the proposed homes at the Planning Commission meetings. Golden Valley has been working with staff since April and find them to be very professional. Golden Valley is familiar with infill development issues. A neighborhood meeting was held a couple months ago to present the same plan to residents that was brought to the Planning Commission. Golden Valley concurs with the staff report. The recommendations regarding the variance are exceptionally detailed. At first, Golden Valley did not believe that key lot Shoreview standards would apply to this development because the proposed lots back up against a property that is not developed. Golden Valley considers this a technical variance but not a substantial variance that will impact the outcome of this development. The project meets and exceeds City standards for the residential district.

Councilmember Springhorn asked the reason for seven lots. Mr. Knable stated that the highest and best use for the property is seven lots because City Code supports that. Golden Valley has a purchase agreement on the property based on what City Code allows. Fewer lots will impact the underlying value of the land owner. The price should be based on the highest and best use, which is seven lots.

Mayor Martin asked for further information about the land donation. Mr. Knable explained that the peninsula is landlocked, unless the tower property is developed. Without tower property development, wetland has to be crossed to reach the peninsula for development. The peninsula consists of approximately four acres. The soil, wetland and trees have been analyzed. The property could be developed. If the only access is through the wetland, it would be a minor wetland impact overall. If the DNR, RCWD and City were to approve development, it would be a valuable site for residential lots. Development of the peninsula is also dependent on development of the Tan property to the south. The peninsula should not be tied to the proposed development or key lots or the issue of seven or six lots or the park dedication. Golden Valley would prefer a separate discussion with staff as to whether there is a desire on the part of the City to see the peninsula developed.

Mayor Martin opened the meeting to public comment.

Ms. Terry Bestcraft, 735 Randy Avenue, stated that she lives in a rambler that could probably sell for \$225,000. There is no way this development will not change the neighborhood. It is quiet. When Snail Lake Boulevard was built, it forever changed the area for residents and for wildlife. This development will change this little neighborhood. There are many children and there will be a lot more traffic. The current owner does not develop his own land. Why does it have to be sold for development? Not every little piece of property in Shoreview should be developed.

Mr. Duane Barnes, 736 Randy Avenue, stated that when he walks down to his dock, he now sees a neon sign. He used to see wildlife and the lake. He is not opposed to development but not seven homes. All the other homes in the neighborhood have lots 100 feet wide. Neighbors walk their dogs in that area. Dogs cannot be walked on Gramsie Road in the wooded area in the winter because of falling ice from the Tower property. He is surprised the houses at the end of Gramsie Road were allowed to be built so close to the Tower property and falling ice. The towers are approximately 1200 feet high. If a tower were to go down, how far would it come into this new neighborhood? The subject property has wildlife that everyone likes but will be

lost. Existing houses in the neighborhood are about 2,000 square feet. If allowed to build, the lots should be 100 feet wide the same as the other houses in the neighborhood. Five lots should be enough.

Mr. Dean Hanson, Hanson Builders, stated that the key lots should not be an issue because there are other key lots in the area with houses within 10 feet of the property line. The proposed houses would be 150 feet from the property line. Most runoff water will run to the street and rain garden. Rain water in the rear will flow into natural planting areas before flowing into the pond. A 16.5 foot buffer is adequate. In regard to the number of lots, a small lot is not a bad thing. One of the most valuable resources in a city is land, which is why so much planning and regulations relate to land use. Regulations change to make the highest and best use of land. This development does not waste land but is a good use of the land. If the City were to accept Outlet A as a donation, it will likely not be developed and will be left wild. It is only the strip of land with seven lots that will be developed. It will be a good project for the City.

Council Discussion

Mayor Martin stated that the key lots and variance of the key lots is complex. She also agrees with the Planning Commission and questions building on Lot 7, but the DNR and RCWD have indicated it is a buildable lot. That is part of the plat and not part of this decision. The real issue with the key lot is the depth issue.

Councilmember Wickstrom stated that the key lots are not a big issue for her. The Tan property on Randy Avenue is oriented toward the pond, and where the proposed development property abuts the Tan property is more like abutting a back yard than a side yard. The Tan property is also a large property and the house is set a far distance from the north lot line. That is an extenuating circumstance. She will support the variances the Planning Commission granted. She also supports seven lots that are allowed by City Code. If the lots were bigger, the houses built would be even bigger than proposed and cause more issues.

Councilmember Quigley stated that no one knows the intentions for the Tan property. At some time in the future that property will develop. The information from the DNR, RCWD and Ramsey Washington Metro Watershed District means that he cannot object to the variances, and he will support them.

Mayor Martin stated that the proposed development meets the development standards for a residential neighborhood. The R1 District defines density as 0 to 4 units per acre. The proposed development is in compliance. She noted her own home which used to be surrounded by open space but now has residential development next to it. The character of the neighborhood will change. Unless someone wants to buy the land and not develop it, that is an option. Otherwise, there is nothing the City can do to prevent development. Widening the lots to eliminate the seventh lot does not address the key issue of the key lots which is depth.

Councilmember Johnson agreed that the neighborhood will change and that is difficult. However, it is difficult to not support the Planning Commission's decision that has been discussed and studied extensively.

Councilmember Springhorn stated that with the changes that will occur, he is not convinced it will make a difference whether there are six or seven houses. Staff provided him with information on three applications for key lots in the last few years. None were denied. It is hard to see that this situation is different. He understands the neighbors' concerns but does not see justification for opposing the variances.

MOTION: by Councilmember Quigley, seconded by Councilmember Wickstrom to uphold the Planning Commission's decision approving a variance request to waive the key lot requirements for Lots 1-5, based on the findings listed in Resolution 16-79. This resolution also contains the conditions of approval.

Discussion:

Mayor Martin stated that the conditions of approval will not be read, as they are included in the resolution.

ROLL CALL: **Ayes: Johnson, Quigley, Springhorn, Wickstrom, Martin**
 Nays: None

Councilmember Wickstrom stated that she would support accepting Outlet A if donated to the City. However, she would not want the donation to be in lieu of the park dedication fee because it will be used by neighborhood residents as now but will not become available to the public.

Mayor Martin responded that Outlet A could become more valuable when the telegram property can be developed. She believes it will be valuable to obtain the property, and it is important to protect Outlot A.

Councilmembers Johnson, Springhorn and Quigley agreed that further discussions should pursue the option for a donation. Mr. Schwerm stated that staff is in discussion with the developer regarding a donation. With the Council's support, discussions will continue.

MOTION: by Councilmember Quigley, seconded by Councilmember Wickstrom to approve the preliminary plat and rezoning applications, submitted by Golden Valley Land Co. to divide the property at 0 Gramsie Road (PINs: 26-30-23-13-0027, 26-30-23-13-0028) into 7 parcels for residential lots and 1 out lot. Said approval is subject to the following conditions:

Rezoning:

1. A Development Agreement must be executed prior to the City's issuance of any permits for rezoning.
2. Rezoning is not effective until approvals are received for the Final Plat, the development agreements executed.
3. This approval rezones the property from UND, Urban Underdeveloped to R1, Detached Residential.

Preliminary Plat

1. The approval permits the development of a detached residential subdivision providing 7 lots for single family residential development and 1 outlot.
2. Final grading, drainage and erosion control plans are subject to the review and approval by the Public Works Director prior to approval of any permits or the Final Plat. Concerns identified by the City Engineer shall be addressed with the Final Plat submittal.
3. Final utility plans are subject to review and approval by the Public Works Director.
4. Comments identified in the memo dated August 23, 2016 from the City Engineer shall be addressed with the Final Plat submittal.
5. A Development Agreement, Erosion Control Agreement shall be executed and related securities submitted prior to any work commencing on the site. A Grading Permit is required prior to commencing work on the site.
6. A Public Recreation Use Dedication fee and/or Land Dedication shall be submitted as required by ordinance prior to release of the Final Plat.
7. The landscape/tree-replanting plan shall be provided in accordance with the City's Tree Protection Ordinance. Trees on the property, which are to remain, shall be protected with construction fencing placed at the tree drip lines prior to grading and excavating. Said plan shall be submitted for review and approval by the City Planner prior to submittal of the final plat application.
8. The Final Plat shall include drainage and utility easements along all property lines. Drainage and utility easements along the roadways shall be 10 feet wide and 5 feet wide along the side and rear lot lines. Other drainage and utility easements shall be provided over the proposed bio-filtration area, future public infrastructure and as required by the Public Works Director.
9. The developer shall secure a permit from the Rice Creek Watershed District prior to commencing any grading on the property.
10. The plan submittal for the Final Plat shall identify areas that are classified as steep slopes and bluffs on Lots 1-7.
11. The developer shall erect signs at the edge of the 16.5' wetland buffer area.

Discussion:

City Planner Castle offered an amendment to Rezoning condition No. 3 to specifically state that the rezoning from UND to R1 Detached Residential is for Lot Nos. 1-7, not Outlet A.

Councilmembers Quigley and Wickstrom accepted the amendment.

ROLL CALL: Ayes: Quigley, Springhorn, Wickstrom, Johnson, Martin
 Nays: None

MUNICIPAL CONSENT FOR FINAL LAYOUT FOR I-35W MANAGED LANE IMPROVEMENT

Presentation by Public Works Mark Maloney

This managed lane improvement project resulted from a 2013 corridor study, which identified needed improvements to I-35W. The first segment will be from Highway 36 in Roseville to Lexington Avenue in Blaine, a 12-mile stretch of road. Traffic volumes on this stretch of highway in 2015 ranged from 53,000 to 127,000 cars per day. Bridge, noise barriers were needed and pavement improvements are needed as well as addressing congestion. A managed lane is proposed which functions like a MN pass lane.

An Advisory Committee has been meeting on this project for almost two years. The project cost is estimated at \$208 million; at this time there is a \$78 million fund shortage. No Shoreview funding is requested. The goal is to begin construction in 2017 with a 5-year buildout. Because of funding, the project may not start in 2017, but Mn/DOT is pushing to begin as soon as possible.

State statutes require municipal consent for this project layout. The City held a public hearing on July 18, 2016. At a City Council workshop meeting with Mn/DOT representatives, concern was expressed about the sequencing of this project with the removal of the County Road I ramp and construction of the Rice Creek Commons Thumb Road from County Road I to County Road H through the TCAAP property. If the thumb road is not constructed in conjunction with removal of the County Road I ramp, access to I-35W will be cut off for Shoreview residents until the thumb road is built. The sequencing of the project is under the jurisdiction of Ramsey County. A letter has been received from Ramsey County indicating that County plans will be submitted to Mn/DOT for review in December 2016, with construction proposed to begin in May 2017.

Staff is recommending approval of the resolution

Councilmember Quigley asked if a managed lane will be a significant benefit. Mr. Maloney responded that the reason a managed lane became the preferred option is that it is modeled to provide the most benefit to manage congestion in the corridor.

Councilmember Wickstrom asked if it is possible that the Arden Hills City Council will deny construction of the thumb road, which they do not support. Mr. Maloney responded that roadway and that part of development of TCAAP is the highest priority for the County. A significant amount of development potential is not possible if the thumb road is not built. Mr. Schwerm added that the opposition he has heard is if the road were to cross the creek and connect to Schutta Road. The current plans for development of this part of TCAAP requires the thumb road to be built for which there is less opposition.

Councilmember Quigley asked if County Road I access will be taken out. Mr. Maloney answered that the current access off County Road I northbound on I-35W and westbound on Highway 10 will be replaced with the interchange at County Road H.

Councilmember Johnson stated that with the amount of congestion, she believes this \$208 million project will be a bandaids approach to a long-term solution.

Mayor Martin opened the discussion to public comment.

Mr. Jim Ostby, 1530 Oakwood Drive, stated that he uses the County Road I access often. It is his understanding that Anoka County is reconstructing access to I-35W on County Road J. He asked for information on that project.

Mr. Stan Shortle, 1540 Oakwood Drive, stated that if there no access to County Road H, residents will be cut off with no access north on I-35W. In Bloomington and Richfield there are bridges every four or five blocks. Bridges should be pushed. North and south access is needed. County Road H is all important at this point.

Mr. Maloney responded that Anoka County is discussing County Road J, but he has not heard that Mn/DOT is including that in the project at this time. No new access points will be considered in this area because there are already interchange violations, which is what Mn/DOT is trying to address.

MOTION: by Councilmember Wickstrom, seconded by Councilmember Quigley to adopt Resolution 16-97 approving the final layout for I-35W Managed Lane Improvements.

ROLL CALL: **Ayes: Springhorn, Wickstrom, Johnson, Quigley, Martin**
 Nays: None

ADJOURNMENT

MOTION: by Councilmember Johnson, seconded by Councilmember Quigley to adjourn the meeting at 9:00 p.m.

VOTE: **Ayes - 5** **Nays - 0**

Mayor Martin declared the meeting adjourned.

THESE MINUTES APPROVED BY COUNCIL ON THE ____ DAY OF _____ 2016.

Terry Schwerm
City Manager

DRAFT

Minutes

ENVIRONMENTAL QUALITY COMMITTEE

October 24, 2016 7:00 PM

1. CALL TO ORDER

The meeting was called to order at 7:10 PM.

2. ROLL CALL

Members Present: Tim Pratt, John Suzukida, Lynne Holt, Susan Rengstorf, Kathy Radosevich, and Lisa Shaffer-Schrieber

Members Absent: Paige Ahlborg and Leslie Sharkey

Staff Present: Tom Wesolowski

3. APPROVAL OF AGENDA

The positions of items A. c. Falcon Heights Solar Tour and A. b. Goal Setting for 2017 were switched.

4. APPROVAL OF MEETING MINUTES

The meeting minutes from September 26, 2016 were approved with no changes.

5. BUSINESS

A. Workplan Tasks

- a. Determine Speaker Series Topics – 3rd Wednesday of January, February, March, and April

The Committee reviewed the topics presented at the September meeting.

Green Cleaning – Paige A. – was not at the meeting, so did not discuss.

Planting for pollinators – Kathy R. – will work to get a speaker for March and send out the information.

Water quality issues & protecting our natural resources – Tim P. – Tim Woods from the Freshwater Society is willing to do a presentation in January.

Drinking water quality – Tom W. – the Committee discussed the topic could be more broad to include quality of well and treated water (possible contaminants), water supply (quantity), conservation, reference to Flint, MI and why it could not happen here, and new WTP (address softening). Looking to do presentation in February. Tom will talk with Mark Maloney, Public Works Director, about doing the presentation.

Food waste prevention – Tim P. – working to get a speaker.

- b. Falcon Heights Solar Tour

The tour is scheduled for November 2nd at 3pm. Tim P., Lynn H., Suzan R., Paige A., and John S. from the EQC and Terry Schwerm and Tom Wesolowski from the City will be attending the tour.

c. Goal Setting for 2017 – completed every two years

Tim explained the goal setting process and what has been done in the past. Members wrote down ideas that were then organized by category. The nine categories included:

1. Curb Side Organics Collection
2. Water Conservation
3. Encourage Smaller Homes in New Developments
4. Wildlife Ecology
5. More Sidewalks & Trails
6. Energy Conservation/Solar
7. Recycling – Residential & Business
8. Stormwater Quality
9. Pollinators/Native Plantings/Tree Diversification

Tom will put together a list of the categories and topics and send out to the Committee members to review and vote. Members will rank their top five categories and assign point totals of 10, 8, 6, 4, and 2, with 10 being the highest rated and 2 the least. The Committee will review the results at the November meeting.

B. Public Works Update – Tom W.

a. Natural Resources Specialist Position Update

The City has hired a new Natural Resources Specialist and she will start at the beginning of 2017. Tom provided some background on the new hire.

b. Gramsie Road/Grass Lake Area

The section of Gramsie Road is still flooded and based on the time of year it does not appear that the water will recede from the road before winter. The City has decided to raise the flooded section of road and construct a temporary road to allow traffic to use the road through the winter. In the spring/summer of 2017 after the water level has dropped the additional work will be completed on the raised area to create a permanent road section. Work to raise the road will begin the week of October 24th. The City and Ramsey-Washington Watershed has hired a surveyor to collect elevation and location data from the Snail Lake outlet down to the outlet from West Vadnais Lake. The information will be placed in the Watershed model to get a better understanding of how drainage works in the Snail Lake/Grass Lake sub-watershed area.

C. Other – No other items were discussed

D. Adjournment -8:25 PM - Next regular meeting – November 28th, 2016

**HUMAN RIGHTS COMMISSION
DRAFT MEETING MINUTES
September 28, 2016**

CALL TO ORDER

Co-Chair Wedell Ueki called the meeting to order at 7:00 p.m. with the following members present:

Present:

Richard Bokovoy
Mark Hodkinson
Elaine Carnahan
Mary Johnson
Gene Nichols
Lisa Wedell Ueki
Julie B. Williams
Anish Sethi
Susie Jackson
Joey Floeder

Excused:

Samuel Abdullai

Also present was Rebecca Olson, Assistant to the City Manager and Carol Jackson from Ramsey County Library.

INTRODUCTIONS

The Commission introduced themselves and welcomed the three new student representatives: Anish Sethi, Susie Jackson and Joey Floeder.

APPROVAL OF MINUTES

Commissioner Williams suggested that on page 1, under the 'Votes for Women Recap' paragraph, line 3 should read "...had signed up to attend and based on her rough counts at the event..." She also mentioned that whoever prepares the minutes typically signs them. Ms. Olson stated she would add that to future meeting minutes. Commissioner Hodkinson Moved that the minutes of August 24, 2016 be approved with the changes suggested by Commissioner Williams. Commissioner Carnahan seconded the motion. The minutes were approved as corrected.

DISCUSSION ON FUTURE EVENTS/IDEAS

Commissioner Wedell Ueki indicated that she invited Carol Jackson to the meeting to discuss the new Ramsey County Library facility since that was one of the location options to hold a Naturalization ceremony. Ms. Jackson indicated that they will have a new Community Room that will seat 120. She mentioned that they would like to partner with the Human Rights Commission to host this Naturalization ceremony to bring in new residents to show the services they offer. She also stated that they do not have any catering restrictions and would be able to have food in the room.

Ms. Schwerm suggested that since this event probably wouldn't be held until after the first of the year due to logistics, it would be a good option to put it on their 2017 Work Plan and meet with the City Council in a joint workshop in January/February.

The Commission discussed the options of holding the Naturalization ceremony at either the Ramsey Council Library or at Shoreview City Hall/Community Center. Carol Jackson indicated that regardless of where it is held, the Library would like to be involved and provide a table or booth with information on services.

Commissioner Nichols indicated that there is no restriction on the number of times we can hold this event. He is supportive of doing the event, and possibly doing it more than once.

Mr. Schwerm felt that the event could be held at the Library first to help highlight their services, and didn't think the City Council would have an issue with that.

Commissioner Williams stated that she felt it was important that the City Council approve of the location because the HRC is here to support them and act on their behalf.

Commissioner Jackson felt that the more people may be inclined to attend an event at the library rather than city hall.

Commissioner Floeder stated that the library feels like a more welcoming space versus city hall where people only come to do official city business.

Commissioner Sethi also felt the library was more welcoming and would have more for children to do there. He indicated that some people may feel more intimidated coming to city hall.

The Commission discussed potential dates for a Naturalization ceremony. Ms. Olson stated that she was not sure if there was a deadline to secure a date for 2017. The consensus of the group was that Ms. Olson should reach out to her contact and investigate more information on securing a date. If there is no deadline to reserve a date, the HRC would discuss this at a joint workshop with the City Council in January or February 2017.

PARKS EVENT / BLM

Commissioner Nichols gave a brief overview of the discussion that took place at last month's meeting regarding the Sheriff's department and Black Lives Matter. He indicated that he would like to explore options for Shoreview to get ahead of what is happening in other communities and showcase the ways the City and Sheriff are working together to take the stigma off of community policing and building on more of the "community" theme.

Commissioner Hodkinson mentioned that the summer concert series is an opportunity to have other messages. He suggested leveraging those events to sponsor another event with the Sheriff's department. Commissioner Carnahan stated that it was important to involve neighborhoods with more disenfranchised people in these events.

Commissioner Williams stated that the City already does cooperative events with the Sheriff and we don't want to copy their events. Many of these events are already successful (Hot Dog with a Deputy, Coffee with a Cop, Night to Unite, etc.) She said we need to look at what makes them successful.

Mr. Schwerm stated that these events, and in particular the Hot Dog with a Deputy event, was successful because the Sheriff's department expended a lot of resources with bringing in equipment, staff as well as offering free food. He cautioned that we need to be careful of draining the Sheriff's department resources. For example, if the Sheriff holds an event in Shoreview, they have several other contract cities that they may have to do similar events for.

Commissioner Nichols stated that he thinks it is beneficial that we are looking at this in a broad capacity and taking into account our resources. Commissioner Carnahan mentioned that it would be good if we could go to where the people are at, rather than expecting them to always come to us. We want to just say 'Hello' and get to know you.

Ms. Olson suggested that the first step be to take inventory of all the events and outreach that the City is currently doing. That would allow us to see where our resources are going, where there may be gaps, and what is successful, and if or how we can improve our efforts.

CARING YOUTH AWARD

Ms. Olson indicated that one application for the 2016 Caring Youth Award was received and that application was included in this month's packet. The commission discussed the need to get the message about this award out to more people. Commissioner Floeder suggested that students be allowed to apply themselves for this award and include a letter of reference. This may increase the number of applications.

Commissioner Bokovoy made a motion to nominate Katie Hahn as the 2016 Caring Youth Award recipient. Commissioner Nichols seconded the motion. The motion passed unanimously. Ms. Olson will notify Ms. Hahn and invite her and her family to attend the annual Volunteer Recognition Dinner on November 17th where the award will be presented.

ADJOURNMENT

Commissioner Hodkinson moved that the meeting be adjourned. Commissioner Williams seconded the motion. The motion was approved unanimously. The meeting was adjourned at 8:55 p.m.

Submitted by:

Rebecca Olson
Assistant to the City Manager

**SHOREVIEW PLANNING COMMISSION
MEETING MINUTES
September 27, 2016**

CALL TO ORDER

Chair Doan called the September 27, 2016 Shoreview Planning Commission meeting to order at 7:01 p.m.

ROLL CALL

The following Commissioners were present: Chair Doan; Commissioners Peterson, Solomonson, Thompson and Wolfe.

Commissioners Ferrington and McCool were absent.

APPROVAL OF AGENDA

MOTION: by Commissioner Peterson, seconded by Commissioner Thompson to approve the September 27, 2016 Planning Commission meeting agenda as presented.

VOTE: **Ayes - 5** **Nays - 0**

APPROVAL OF MINUTES

MOTION: by Commissioner Peterson, seconded by Commissioner Thompson to approve the August 23, 2016 Planning Commission meeting minutes as submitted.

VOTE: **Ayes - 5** **Nays - 0**

MOTION: by Commissioner Peterson, seconded by Commissioner Solomonson to approve the August 30, 2016 Planning Commission meeting minutes as submitted.

Ayes - 4 Nays - 0 Abstain - 1 (Thompson)

Commissioner Thompson abstained as she did not attend the August 30th meeting

REPORT ON CITY COUNCIL ACTIONS

Presentation by City Planner Kathleen Castle

The following items were approved by the City Council as recommended by the Planning Commission:

- Site and Building Plan Review for River of Life Church Addition

- Comprehensive Sign Plan for Thomas Schuette of Tyme Properties, Gramsie Square
- Comprehensive Plan Amendment, Rezoning, Preliminary Plat, PUD Development Stage for Elevage Development Group LLC: The applicant did provide additional information about how the added parking lot will benefit commercial development. The parking is now located 33 feet from the north lot line. The result is a loss of 4 surface stalls but an overall, a gain of 2 stalls. The trail now follows the perimeter of the property, and there is a sidewalk that extends to the north property line.
- Planned Unit Development Concept Review for Woolpert, Inc. The City Council expressed concern about that type of use on the subject site and impact on adjacent residential properties.

OLD BUSINESS

VARIANCE/RESIDENTIAL DESIGN REVIEW - EXTENSION

FILE NO.: 2590-15-33
APPLICANT: JONATHAN GUSDAL & SONJA HAGANDER
LOCATION: 3194 WEST OWASSO BOULEVARD

Presentation by City Planner Kathleen Castle

The applicants received approval from the Planning Commission for a residential design review and variance on September 22, 2015. The proposal is to demolish the existing home and build a new home. Two variances were approved with the application: 1) reduce the minimum required structure setback from the OHW of Lake Owasso; and 2) increase the structure setback from West Owasso Boulevard. Approval expires within one year if a building permit has not been issued and work not begun on the project.

The applicants are preparing plans to submit for a building permit to begin construction within the next couple of months. An extension of approval has been requested. Staff recommends an extension for 9 months to June 22, 2017. Condition No. 2 will be changed to reflect the new expiration date.

MOTION: by Commissioner Solomonson, seconded by Commissioner Thompson to adopt Resolution 15-86 approving variance requests submitted by Jonathan Gusdahl and Sonja Hagander to construct a new home at 3194 West Owasso Boulevard. The variances approved are: 1) To reduce the minimum 162.5-foot structure setback from the Ordinary High Water (OHW) of Lake Owasso to 105.4 feet for the home and 97.6 feet for the patio, and 2) to increase the maximum 134.5-foot structure setback from the front property line to 175.5 feet. These approvals are subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Residential Design Review application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.

2. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
3. Impervious surface coverage shall not exceed 25% of the total lot area as a result of this project. Foundation area shall not exceed 18%.
4. Seven landmark trees will be removed as a result of the development, and eight replacement trees are required. A cash surety to guarantee the replacement trees shall be submitted prior to issuance of a building permit.
5. A tree protection plan shall be submitted prior to issuance of a demolition permit. The approved plan shall be implemented prior to the commencement of work on the property and maintained during the period of construction. The protection plan shall include wood chips and protective fencing at the drip line of the retained trees.
6. A final site grading, stormwater management and erosion control plan shall be submitted prior to the issuance of a building permit for the project. This plan shall include a phased, or sequenced, erosion control and stormwater management plan that details the methods that will be used during the phases of the project, and is subject to the approval of the City Engineer.
7. A permit from the Ramsey Washington Metro Watershed District shall be obtained, if required, prior to the issuance of a building permit.
8. A Mitigation Affidavit shall be executed prior to the issuance of a building permit for the new residence.
9. A building permit must be obtained before any construction activity begins.
10. This approval is subject to a 5-day appeal period.

This approval is based on the following findings:

1. The proposed improvement is consistent with the policies of the Comprehensive Plan, including the Land Use and Housing Chapters.
2. The proposal is consistent with the City's housing policies regarding housing, neighborhood reinvestment, and life-cycle housing.
3. Practical difficulty is present as stated in Resolution 15-86.

VOTE: **Ayes - 5** **Nays - 0**

PRELIMINARY PLAT, REZONING, VARIANCE

FILE NO.: **2630-16-29**
APPLICANT: **GOLDEN VALLEY LAND COMPANY**
LOCATION: **0 GRAMSIE ROAD; PINS 26-30-23-13-0027; 26-30-23-13-0028**

Presentation by Economic Development and Planning Associate Niki Hill

A preliminary plat, rezoning and variance applications have been submitted to develop 15.57 acres of vacant land for single-family residential lots. The property is north of I-694, west of Victoria Street, south of Gramsie Road and east of the tower properties.

The property would be subdivided into 7 lots for single-family detached homes with one outlet for future subdivision. Rezoning would be for R1, Detached Residential. The outlet would

remain zoned UND (Undeveloped). The variance would waive depth standards for five of the lots which are key lots and do not meet the required lot depth for a key lot.

This application was reviewed at the August 30, 2016 Planning Commission meeting. The matter was tabled for further investigation of the wetland buffer area.

The City Engineer's review states that the wetland classification is not protected but classified as a high management wetland. This means that Gramsie Pond is a moderate to high quality basin that receives some direct storm water runoff. Gramsie Pond is a natural body of water that is used for storm water runoff in the area. The Storm Water Management Plan encourages buffers from wetland and storm water ponds. The proposed buffer of 16.5 feet is consistent with buffers around similarly classified water bodies.

Jenifer Sorenson from the MN DNR submitted a letter and follow-up email on this issue. She states that approval should be on condition that the final plat will meet the City's shoreland standards for the percentage of impervious surface. She recommends that any steep slope or bluff areas be shown on the development submittal so it is clear where these are located within the proposed plat. She further stated that state shoreland rules do not have standards for buffer widths from wetlands if there is no DNR shoreland classification.

The Rice Creek Watershed District (RCWD) states that there are no requirements for wetland buffer setbacks. Buffers are only considered with a proposal that has on-site mitigation. The applicants received a permit from RCWD on September 14, 2016.

Noting the amount of concern regarding future development of Outlot A, the applicants have approached the City about donating the land to the City. There have been preliminary discussions about accepting the land either in lieu of the park dedication fee or as a land donation. This would be finalized with the Final Plat. Should the City take ownership, the land would remain undeveloped. Research would be needed to determine potential use given the challenging access problems. The Comprehensive Plan would not change its guidelines and would not impose any restrictions on the outlot at this time.

Staff is able to make affirmative findings for the preliminary plat and rezoning as well as the variances to waive lot depth requirements for the five key lots. Staff recommends the Planning Commission forward a recommendation for approval to the City Council with the conditions listed in the staff report.

Commissioner Solomonson asked if above the ordinary high water (OHW) mark of the pond would be taken out of the calculation for the buffer and whether there is a natural divide between Gramsie Pond and Island Lake. Ms. Castle answered that the OHW is in the calculation. Mr. Warwick added that the survey indicates that the OHW for Island Lake and Gramsie Pond are different and two distinct bodies of water.

Commissioner Peterson noted signage for the buffer recommended by the DNR. His concern is that at some time in the future the property owner may remove the trees and ground cover for the buffer and plant turf to the edge of the pond. Ms. Hill stated that the DNR does not have

regulations over the buffer. Signage has been suggested to help define the buffer so it is not disturbed. Ms. Castle added that the signage will specifically identify the buffer and require that it be maintained in its natural state. It would be an enforcement action on the part of the City if the buffer were disturbed in the future.

Mr. Matt Pavek, Project Engineer, stated that the work done since the last meeting is to clarify the wetland areas and buffer. Since that meeting the RCWD permit has been received. Lot 7 will work well with a walkout design. The slope is 3:1. The grading will make it look less dramatic, and the house will fit well. He noted that the outlot would be difficult to develop and serious consideration is being given to donate it to the City.

Commissioner Solomonson asked if the current high water is above the buffer area. **Mr. Pavek** answered that the low floor elevations are established at 2 feet above the 100-year elevation of Gramsie Pond. Any home will be well protected from flood issues.

Chair Doan opened the discussion to public comment.

Mr. Dave O'Neill, 815 Gramsie Road, asked if the grading will push dirt into the pond. Gramsie Road east of Victoria has flooded 3 of the last 4 years. It is difficult to judge a 100-year flood. There has always been a direct water connection between the pond and Island Lake. The neighborhood has spacious lots with moderate houses. The proposed lots will look squeezed in with 3-story homes that tower above surrounding houses. Big development on small lots is not what Shoreview wants. Neighbors have known that property would be developed, but what has previously been discussed is five lots at 100 feet in width. He would like the Planning Commission to recommend five lots with current setbacks and 100-foot lot widths with no variations.

Ms. Mary Hanson, 799 Randy Avenue, agreed with Mr. O'Neill. The lot sizes are too small. The lots should be 10 feet wider with no seventh lot. A variance would not be necessary if the lots were wider. There would also be more protection for the wetland. When trees are removed from Lot 7, water will flow onto the Tan property which will be flooded. Mr. Reiling requested the City to allow 75-foot lots 25 years ago and was turned down with a requirement for 85-foot lots.

Mr. Brian Hanson, 799 Gramsie, supported the comments of the previous two speakers. It makes sense to take width from Lot 7 to make 5 or 6 lots wider, or donate a portion of Lot 7 that would provide access to the outlot peninsula.

Mr. Joe Lux, 770 Randy Avenue, stated that the pond and lake are connected by wetland that is wet almost all the time, even in times of drought. He is encouraged that the outlot may be a donation.

Ms. Heidi Tan, 808 Randy Avenue, stated that the layout of the key lots is justification for the variance and based on the ghost plat. However, the ghost plat is only a concept sketch. A variance would not be necessary if the lots were widened. Chair Doan responded that his understanding is that the lots for development are key lots because the rear lot lines will abut the

side property line of the Tan property. Ms. Hill added that if the ghost plat were developed, the lots would no longer be key lots because the rear property lines would abut rear lot lines. The other justification for the variance is the 80-foot right-of-way on Gramsie Road. If that right-of-way were a standard width of 60 to 65 feet, the lots would meet depth requirements. The key lots will maintain 40-foot rear setbacks.

Ms. Tan requested that the comments from the DNR and City Engineer become requirements for the project.

Mr. Dean Hanson, Builder, clarified that City regulations for lot width is 75 feet. He agreed with residents that the 3-story homes he was originally proposing are too big. The homes he proposes to build will be smaller with a foundation area that ranges from 1100 square feet to 1450 square feet. It is important to be good neighbors and for the new development to fit in. No wetlands, including the buffer, will be touched during development. To help prevent interference with the buffer in the future, there will be signage with sprinkling systems that clearly mark the buffer line. There will be no water runoff onto neighboring properties. Runoff will be contained on each lot with rain gardens and other measures.

Commissioner Thompson asked what guarantee there will be for the houses to be smaller and whether a condition should be added to the motion. Ms. Castle responded that the City does not have maximum square footage requirements or authority to regulate the size of homes to be built. The controlling factors are lot width, buildable area and maximum impervious surface coverage. The developer could apply private covenants to the land. City Attorney Beck agreed that the City has no authority over the size home built. The size home would have to be determined between the purchaser and the builder.

Commissioner Solomonson referred to Section 209.065, Surface Water Management and asked whether the 16.5 foot buffer is a minimum or if the City could make it larger. Ms. Castle explained that a 16.5 foot buffer is a minimum. In order to require a larger buffer, a direct impact would have to be shown that creates a need for the larger buffer.

Commissioner Peterson stated that the delicate nature of the pond is different from other drainage areas. The steep slope may be grounds for making the buffer larger. If only six lots were developed, the buffer would be wider and the increased lot width would make the variance unnecessary. Ms. Castle further explained that there would have to be a direct connection to water quality to justify a greater buffer.

City Attorney Beck stated that the issue with the key lots is that the rear lot lines abut the adjacent side lot line. That is why depth is the issue, not width. Also, Code states that the required buffer width is 16.5 feet. If the Commission does consider increasing the buffer, he would strongly recommend a finding of fact to justify the reason for the increase.

Chair Doan requested staff to state the specific variance and deviations requested. Ms. Hill stated that the applicant has requested the City to waive the key lot requirement that depth be 15 feet deeper than the zoning district standards for the five eastern lots. The reasons for the request is that Gramsie Road has 80 feet of right-of-way, wider than the standard 60 feet, and when the

lot to the south develops, the rear lot lines will abut rear lot lines. The lots will no longer be key lots.

Commissioner Solomonson noted that if a right-of-way vacation request were made, the lots would meet the required depth. Also, as long as the Tan property remains in its current configuration, the new lots will be key lots. It is difficult to give rationale to increase the buffer, even though it is a shallow area to a steep slope, but his big concern is building on the seventh lot. It is difficult to see where a house would be built. Larger lots are needed. For this reason, he cannot support the proposal.

Commissioner Peterson stated that his concern is that justification for a wider buffer is not to be found in the information presented from expert resources. He would recommend adopting all DNR recommendations but would also suggest the City ordinance be reviewed for possible change. The application should be approved with the DNR condition.

Commissioner Thompson asked the reason six lots were not considered instead of seven since no variance would then be required. Ms. Hill stated that with six lots, there would still be the depth deviation. A lot width of 75 feet meets City Code. A decision cannot be arbitrarily made to require wider lots. Mr. Warwick added that the key lot width and depth requirements were adopted in tandem with increased setback requirements. The increased setback is the main priority. The area of lot is secondary to insure buildable area.

Chair Doan stated that the challenge with a 10-foot vacation to the right-of-way in order to not have a variance is that the houses would be shifted north, closer to the houses across the street, which is already a concern for neighbors. By not allowing the variance, a negative impact would result for the neighborhood.

Commissioner Peterson agreed. He also echoed the concern for building on the seventh lot, but without information from experts to provide a rationale for a wider buffer, the proposal should be approved.

Commissioner Wolfe stated that he agrees with Commissioner Solomonson's statements. He also has a big concern about building on the seventh lot.

Chair Doan stated that while he has concerns about the seventh lot, it does meet code requirements. It would be arbitrary to vote against something without justification. Ms. Castle clarified that the variance is only for lot Nos. 1 through 5. Lots 6 and 7 comply with the Code.

Commissioner Solomonson asked if the variance needs to be decided if there is not agreement on the preliminary plat. Ms. Castle explained that the Commission's discretion is with the variance and whether it meets the criteria to be approved. To request that lot Nos. 6 and 7 be combined when the lots meet Code requirements would exceed the Commission's authority.

City Attorney Beck agreed with staff and stated that the Commission's task regarding Lot Nos. 6 and 7 is to determine whether they meet Code requirements without a variance.

MOTION: by Commissioner Peterson, seconded by Commissioner Wolfe to adopt Resolution 16-79 approving the variances to waive the Key Lot requirements for Lots 1-5 and to recommend the City Council approve preliminary plat and rezoning submitted by Peter Knaeble, Golden Valley Land Co. to subdivide and develop the property at 0 Gramsie Road into 7 lots for single-family detached homes and 1 outlot. Said recommendation for approval is subject to the following conditions, with an additional condition No. 11 for the Preliminary Plat that the developer shall erect signs at the edge of the 16.5 wetland buffer area.

Rezoning

1. A Development Agreement must be executed prior to the City's issuance of any permits for rezoning.
2. Rezoning is not effective until approvals are received for the Final Plat, the development agreements executed.
3. This approval rezones the property from UND, Urban Underdeveloped to R1, Detached Residential.

Preliminary Plat

1. The approval permits the development of a detached residential subdivision providing 7 lots for single family residential development and 1 outlot for future development.
2. Final grading, drainage and erosion control plans are subject to the review and approval by the Public Works Director prior to approval of any permits or the Final Plat. Concerns identified by the City Engineer shall be addressed with the Final Plat submittal.
3. Final utility plans are subject to review and approval by the Public Works Director.
4. Comments identified in the memo dated August 23, 2016 from the City Engineer shall be addressed with the Final Plat submittal.
5. A Development Agreement, Erosion Control Agreement shall be executed and related securities submitted prior to any work commencing on the site. A Grading Permit is required prior to commencing work on the site.
6. A Public Recreation Use Dedication fee and/or Land Dedication shall be submitted as required by ordinance prior to release of the Final Plat.
7. The landscape/tree-replanting plan shall be provided in accordance with the City's Tree Protection Ordinance. Trees on the property, which are to remain, shall be protected with construction fencing placed at the tree driplines prior to grading and excavating. Said plan shall be submitted for review and approval by the City Planner prior to submittal of the final plat application.
8. The Final Plat shall include drainage and utility easements along all property lines. Drainage and utility easements along the roadways shall be 10 feet wide and 5 feet wide along the side and rear lot lines. Other drainage and utility easements shall be provided over the proposed bio-filtration area, future public infrastructure and as required by the Public Works Director.
9. The developer shall secure a permit from the Rice Creek Watershed District prior to commencing any grading on the property.
10. The plan submittal for the Final Plat shall identify areas that are classified as steep slopes and bluffs on Lots 1-7.
11. The developer shall erect signs at the edge of the 16.5' wetland buffer area.

Variances

1. This approval is subject to approval of the Preliminary Plat application by the City Council.
2. A minimum setback of 40-feet from the South (rear) lot line is required for the principal and accessory structures developed on Lots 1-5.
3. This approval will expire after one year if the subdivision has not been recorded with Ramsey County.
4. This approval is subject to a 5-day appeal period.

Discussion:

Chair Doan noted that the under discussion for donation in lieu of a park dedication fee. He asked if he should offer an amendment to that effect to the motion before a second. City Attorney Beck stated that change should be part of the motion. If offered as an amendment after the second, then the amendment has to be voted on prior to the motion.

Commissioner Peterson accepted the addition of Chair Doan to note the outlot is being considered for a donation.

Commissioner Solomonson stated that he cannot support the proposal because he believes the buffer should be increased, which would reduce the number of lots. There is ambiguity in the statement from the DNR. There have been comments on how the pond is connected to Island Lake. Yet the DNR looks at the pond as a separate wetland. If the pond were identified as part of Island Lake, the buffer required would be greater.

Commissioner Thompson stated that she is not comfortable with Lot 7, but the variance is for Lot Nos. 1 through 5, so she will support the motion.

Chair Doan stated that while he is concerned about Lot 7, it does meet Code requirements and he will support the motion.

VOTE: **Ayes - 4** **Nays - 1 (Solomonson)**

Chair Doan stated that the Planning Commission did not have a preconceived outcome for this application. The Planning Commission discussion covered all facets before making this decision.

NEW BUSINESS

VARIANCE

FILE NO: **2632-16-31**
APPLICANT: **STEVEN AND DEBRA VALLEY**
LOCATION: **5891 HAMLINE AVE.**

Presentation by Economic Development and Planning Associate Niki Hill

This variance application is to reduce the minimum 10-foot setback for a 6-foot fence on a side yard along an arterial road. The proposal is for the fence to be set back 3 feet from the property line. Fences are permitted in residential districts at 4 feet in height. One exception is a corner lot with a side yard abutting an arterial roadway. Then the fence may be 6 feet as long as the setback is 10 feet from the property line that abuts the right-of-way or any pedestrian or road easement. Plantings (shrubs or trees) as approved by the City must be established and maintained between the fence and the right-of-way easement.

The applicants state that the 6-foot fence would serve as a sound, safety and privacy barrier for the home. The property has a unique circumstance in that there are a group of mature conifer trees in the back yard approximately 10 feet from the south property line. A 10-foot setback, as required, would mean removal of those trees. A setback of 3 to 5 feet would locate the fence between the conifers and existing deciduous trees. Other properties to the east with back yards on Lexington have 6-foot fences with setbacks from the nearest edge of the trail that range from less than 2 feet to approximately 8 feet. The 3- to 5-foot setback requested would be greater than most of the setbacks relative to the edge of the trail.

Staff finds that the proposal is consistent with the City's land use and housing policies and that practical difficulty is present. The 6-foot fence would address the concerns of the applicant in regard to sound, safety and privacy. Staff believes the reduced setback is reasonable. Unique circumstances exist with the proximity of the property to Lexington Avenue, development patterns of the neighborhood, topography and the location of the existing mature trees. There is a commercial use directly across Lexington, and this fence would buffer the single-family residence from that commercial use. The character of the neighborhood will not change because of the existing fences to the east and because this is the only residential lot with a side lot line abutting Lexington.

Notices were sent to property owners within 150 feet. No comments have been received. Staff is recommending approval with the conditions listed.

Commissioner Solomonson asked if the fence were connected to the garage, it could only be 4 feet in height. Ms. Castle responded that if the fence is in line with the garage, 6 feet in height is permitted. If the fence were in front of the garage, the height would be limited to 4 feet. Commissioner Solomonson asked if the fence is located outside the safety triangle for traffic visibility. Ms. Castle answered, yes.

Mr. Valley, Applicant, stated that he has no plans to extend the fence to the garage. This request is driven by noise from traffic. The setback range is 3 to 5 feet because he is not sure if the deciduous trees align along the property line.

MOTION: by Commissioner Thompson, seconded by Commissioner Solomonson to adopt the attached Resolution 16-90, including findings of fact, permitting the construction of 6-foot tall privacy fence with a reduced setback of 3 feet at 5891 Hamline Avenue, subject to the following conditions:

1. The approval permits a reduced setback for a 6-foot tall privacy fence in the side yard of the property.
2. Said fence shall be setback a minimum of 3 feet from the side property line.
3. The fence shall be maintained in accordance with the standards of the Development Code.
4. Landscape screening shall be maintained between the fence and the side property line.
5. The applicant shall obtain a building permit for the structure.

Said approval is based on the following findings of fact:

1. *Reasonable Manner.* The 6-foot tall fence addresses the concerns of the property owner in regards to sound, safety and a privacy barrier. In Staff's opinion, the reduced setback is reasonable due to the property and neighborhood characteristics and proximity to Lexington Avenue, an arterial road. The location of a fence between the deciduous and conifer trees is a reasonable use of the property.
2. *Unique Circumstances.* In staff's opinion, unique circumstances are present due to the proximity to Lexington Avenue, an arterial road, neighborhood development patterns, the topography of the land, and the location of the existing mature trees.
3. *Character of Neighborhood.* Staff does not believe the variance will not alter the character of the neighborhood because of the existing fences to the east along Lexington, adjoining land uses and proposed screening with the existing deciduous trees. Since this property is the only residential lot whose side lot line abuts Lexington Avenue in this area, the character of the neighborhood will not be altered.

VOTE:

Ayes - 5

Nays - 0

MISCELLANEOUS

Text Amendment for Building Height and Parking

City Planner Castle referred Commissioners to earlier discussion in April on building height and parking. This issue is a result of a number of multi-family developments requesting to exceed the City's height limit of 35 feet. The first change would increase the maximum building height permitted except in the R1 and R2 zoning districts. With the proposed changes, the additional foot of setback for each additional foot of height would be eliminated, and a height transition area would be implemented.

Commissioner Peterson asked how the proposed regulation could be broadened to not only be applied along the freeways (I-694 and I-35W) but also for areas like Shoreview Hills. Ms. Castle explained that the R3 District would be allowed a height of 40 feet across the board. If R3 property is adjacent to I-694 or I-35W, 50 feet would be allowed. Other arterial roads such as Highway 96, Lexington Avenue and Hodgson Road are not included.

Chair Doan asked about allowing increased height on arterial roads where flexibility may be needed, such as the Town Center area.

Commissioner Peterson stated that there are many issues besides just an arterial road, such as topography and adjacent land uses. He asked if certain conditions can be stipulated for all arterial roads. Ms. Castle stated that she would recommend using the variance process rather than trying to define conditions for arterial roads.

Chair Doan agreed the variance process would better serve circumstances on arterial roads.

Commissioner Solomonson asked how height is measured. Ms. Castle showed the measurement to be from the mean grade to the mean point of the roof. Commissioner Solomonson asked if a greater setback would be required for shed and flat roofs that would have a greater impact to adjacent property. Ms. Castle showed a chart that identifies transition areas adjacent to residential areas and where buildings could be placed.

Commissioner Thompson stated that the proposal reflects the previous discussions and will go a long way to reduce the number of people seeking variances for height.

Minimum Structure Setback

Ms. Castle defined minimum setbacks within transition areas adjacent to low and medium density residential areas. A minimum setback from R1 or R2 with an adjacent R3 zone is 30 feet with a transition zone of another 10 feet. At the minimum setback, the maximum height permitted is 35 feet. Within the transition zone, the height can increase one foot for every two feet of setback which is up to 40 feet. Transition zones vary in width from R1 and R2 zones depending on the land use.

Commissioner Solomonson expressed concern about reducing the front setback to the street. He would not want to encourage development closer to the street but would prefer to use the variance process for individual circumstances. There is a difference when there is residential across the street. Potentially there could be a very tall building only separated by a street.

Commissioner Peterson agreed but stated that developers will use the PUD process and variances considered case by case. Residents will expect the City to hold setbacks to regulations when possible.

Chair Doan clarified that transition areas only apply to development adjacent to R1 and R2 districts. A development next to a street or office would not have a transition area.

Ms. Castle stated that using the corner of Tanglewood and Hodgson as an example, there is an office on the corner. The right-of-way of Tanglewood is at least 60 feet. With a required 50-foot setback, a building could be 55 feet in height with 110 feet between the building and the property line across the street on Tanglewood. There is residential use to the west which means a transition zone would have to be established to the west between the residential and hypothetical office development.

Commissioner Solomonson stated that he sees this as the worst case scenario. He would like to see the transition zone increased to 2 feet for every additional 1 foot of height.

Ms. Castle referred Commissioners to the zoning map to see where the R3, commercial and office districts are in the community. Generally, they are along arterial roads.

Commissioner Peterson stated that this change needs to be in the Code as soon as possible in order to address applications that come in for taller buildings.

Ms. Castle suggested taking some site plan reviews and applying them to the proposed regulations to get a feel of how it would work. Commissioner Thompson specifically suggested Lakeview Terrace, Applewood Point, Shoreview Senior Living, and Elevage.

Chair Doan stated the Commission also needs to review parking. Ms. Castle agreed as that is the other element that brings applications for deviation.

City Council Meetings

Commissioner Solomonson will attend the October 17, 2016 City Council meeting. No planning items will be reviewed at the October 3rd City Council meeting.

ADJOURNMENT

MOTION: by Commissioner Thompson, seconded by Commissioner Solomonson to adjourn the meeting at 9:41 p.m.

VOTE: Ayes - 5 Nays - 0

ATTEST:

Kathleen Castle
City Planner

MOTION SHEET

MOVED BY COUNCILMEMBER _____

SECONDED BY COUNCILMEMBER _____

To approve the following payment of bills as presented by the finance department.

Date	Description		
11/03/16	Accounts payable	\$	1,898.78
11/03/16	Accounts payable	\$	229,405.15
11/02/16	Accounts payable		\$1,225,391.68
10/27/16	Accounts payable		\$1,725.26
10/26/16	Accounts payable		\$154,028.65
10/21/16	Accounts payable		\$132,389.79
10/20/16	Accounts payable		\$1,765.54
10/19/16	Accounts payable		\$608,198.36
	Sub-total Accounts Payable	\$	2,354,803.21
09/30/16	Payroll (including direct deposits)		\$155,283.69
10/14/16	Payroll (including direct deposits)		\$155,668.52
	Sub-total Payroll	\$	310,952.21
	Total	\$	2,665,755.42

ROLL CALL:	AYES	NAYS
Johnson		
Quigley		
Wickstrom		
Springhorn		
Martin		

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line	Amount	Invoice Amt
LEE-EICHENWALD, SCOTT	FACILITY REFUND	220	22040					-\$50.00	-\$50.00
WINDOW WORLD TWIN CITIES	REFUND DUPLICATE PAYMENT 12-1427 CH#6129	101	20802					-\$1.00	-\$89.50
		101	32500					-\$83.50	
		101	34850					-\$5.00	
MUSANI, OSMAN	FACILITY REFUND	220	22040					-\$150.00	-\$150.00
MN DEPARTMENT OF HUMAN RIGHTS	MELVIN/REGISTRATION/HUMAN RIGHTS	101	40100	4500				-\$70.00	
PARK, HYON CHOL	REFUND OVRPYMT ON ACCT	601	36190			003		-\$234.42	-\$234.42
SWEENEY, FALLON	VOLLEYBALL REF JAN 29 & FEB 5	225	43510	3190		010		-\$90.00	-\$90.00
KOWALSKI'S	DEVELOPER REIMBURSEMENT	364	44100	4890				-\$395,623.16	
		307	44100	4890				-\$704,376.84	-\$1,100,000.
ANDERSON, SHERI	PASS APRSSRD TYPE: ANNUAL MEMBERSHIPS P	220	22040					\$187.84	\$187.84
ANDREN, SEAN	RSV# 1384718 REFUND REFUND	220	22040					\$132.13	\$132.13
BOWYER, JIM	CREDIT BALANCE REFUND REFUND	220	22040					\$20.00	\$20.00
CAP, ALLYSON	RSV# 1386832 REFUND REFUND	220	22040					\$25.00	\$25.00
CHEN, ANGELA	INVESTIGATORS TUITION	220	22040					\$75.00	\$75.00
CLARK, SHARON	CREDIT BALANCE REFUND REFUND	220	22040					\$20.00	\$20.00
EBERHARD, ERICA	RSV# 1386820 REFUND REFUND	220	22040					\$25.00	\$25.00
FAHRMANN, JEROME	CREDIT BALANCE REFUND REFUND	220	22040					\$20.00	\$20.00
FICKEN, REANNA	RSV# 1386854 REFUND REFUND	220	22040					\$25.00	\$25.00
FOLKE, CAROLYN	PASS APREGS TYPE: ANNUAL MEMBERSHIPS PA	220	22040					\$162.55	\$162.55
HACKNER, BENNETT	PASS APRESA TYPE: ANNUAL MEMBERSHIPS PA	220	22040					\$16.26	\$16.26
HALL, AMANDA	RSV# 1386862 REFUND REFUND	220	22040					\$25.00	\$25.00
HANSMEIER, MARK	WISH UPON A BALLET	220	22040					\$150.00	\$150.00
HOPPE, NICOLE	RSV# 1386824 REFUND REFUND	220	22040					\$25.00	\$25.00
JOHNSON, ROLAND	PASS APREGS TYPE: ANNUAL MEMBERSHIPS PA	220	22040					\$53.26	\$53.26
KELLER, JOAN	CREDIT BALANCE REFUND REFUND	220	22040					\$20.00	\$20.00
KOWALSKI'S	DEVELOPER REIMBURSEMENT	364	44100	4890				\$395,623.16	\$1,100,000.0
		307	44100	4890				\$704,376.84	
KRAUSE, ANGIE	RSV# 1386828 REFUND REFUND	220	22040					\$25.00	\$25.00
KRUCHTEN, CHELSIE	RSV# 1383733 REFUND REFUND	220	22040					\$25.00	\$25.00
LENANDER, JEN	RSV# 1386830 REFUND REFUND	220	22040					\$25.00	\$25.00
MCCLANAHAN, VERNON	PASS APRGRSD TYPE: ANNUAL MEMBERSHIPS P	220	22040					\$175.45	\$175.45
MINNESOTA DEPARTMENT OF COMMER	2016 UNCLAIMED PROPERTY REPORTING	220	43800	1050	104			\$11.78	\$710.21
		225	43520	1050				\$13.74	
		225	43530	1050				\$.77	
		220	22040					\$200.00	
		101	20802					\$1.00	
		101	32500					\$83.50	
		101	34850					\$5.00	
		101	40100	4500				\$70.00	
		601	36190			003		\$234.42	
		225	43510	3190		010		\$90.00	
MORTENSEN, JUSTIN	RSV# 1386858 REFUND REFUND	220	22040					\$25.00	\$25.00
NOLAN, ANGIE	RSV# 1386863 REFUND REFUND	220	22040					\$25.00	\$25.00
PELTO, DUNJA	CREDIT BALANCE REFUND REFUND	220	22040					\$20.00	\$20.00
SMITH, CYGI	RSV# 1386818 REFUND REFUND	220	22040					\$25.00	\$25.00
ST. MARTIN, KATHY	RSV# 1386853 REFUND REFUND	220	22040					\$25.00	\$25.00
VANG, NALEE	RSV# 1386811 REFUND REFUND	220	22040					\$500.00	\$500.00
WEYANDT, ROBERT	CREDIT BALANCE REFUND REFUND	220	22040					\$20.00	\$20.00

Total of all invoices: \$1,898.78

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line	Amount	Invoice Amt
SAFELITE FULFILLMENT, INC	WINDSHIELD REPAIR #105	701	46500	2220		001		\$39.95	\$39.95
SEACHANGE	OUTSIDE ABSENTEE ENVELOPE PRINTING	101	40300	2180				\$144.36	\$144.36
ST. PAUL, CITY OF	RIVERPRINT: BUSINESS CARDS/HARVEY	101	40500	2010		008		\$38.00	\$38.00
STANTEC CONSULTING SERVICES IN	SHOREVIEW COMMONS SERVICES 8/6-9/23/16	453	43800	3190				\$5,096.00	
SUPPLYWORKS	CLEANING SUPPLIES CC	220	43800	2110				\$964.65	\$964.65
SUPPLYWORKS	CLEANING SUPPLIES CC	220	43800	2110				\$943.32	\$943.32
SUPPLYWORKS	CLEANING SUPPLIES CC	220	43800	2110				\$633.40	\$633.40
SUPPLYWORKS	CLEANING SUPPLIES CC	220	43800	2110				\$224.96	\$224.96
SUPPLYWORKS	CLEANING SUPPLIES CC	220	43800	2110				\$429.44	\$429.44
SUPPLYWORKS	CLEANING SUPPLIES CC	220	43800	2110				\$36.82	\$36.82
SUPPLYWORKS	REPAIRS TO CHARIOT SCRUBBER	220	43800	3890				\$390.08	\$390.08
SUPPLYWORKS	REPAIRS TO VACUUM #4	220	43800	3890				\$191.01	\$191.01
SUPPLYWORKS	CLEANING SUPPLIES CC	220	43800	2110				\$1,585.99	\$1,585.99
SUPPLYWORKS	CLEANING SUPPLIES CC	220	43800	2110				\$1,193.73	\$1,193.73
SUPPLYWORKS	CLEANING SUPPLIES CC	220	43800	2110				\$63.83	\$63.83
SUPPLYWORKS	CLEANING SUPPLIES CC	220	43800	2110				\$45.30	\$45.30
SUPPLYWORKS	CLEANING SUPPLIES CC	220	43800	2110				\$298.02	\$298.02
SUPPLYWORKS	CLEANING SUPPLIES CC	220	43800	2110				\$154.40	\$154.40
T.A. SCHIFSKY & SONS, INCORPOR	PATCH FOR HAMLINE AND WOODCREST	101	42200	2180		001		\$130.73	\$130.73
T.A. SCHIFSKY & SONS, INCORPOR	CURB REPAIR & PATCHING MIX	101	42200	2180		002		\$638.43	\$638.43
TAPCO	SPEED BUMPS FOR NEW LIBRARY DRIVE	101	42200	2180		004		\$1,258.22	\$1,258.22
TENNANT SALES AND SERVICE COMP	TENNANT SWEEPER FILTER	701	46500	2220		002		\$207.20	\$207.20
TERMINAL SUPPLY CO	306 MANHOLE LIGHT	701	46500	2220		002		\$7.08	\$7.08
TERMINAL SUPPLY CO	306 MANHOLE LIGHT	701	46500	2220		002		\$27.29	\$27.29
TRI STATE BOBCAT, INC.	MINI EXCAVATOR RENTAL	603	45850	3190		001		\$1,200.00	\$1,200.00
UNIFIRST CORPORATION	UNIFORM RENTAL	101	42200	3970		001		\$43.17	\$172.68
		601	45050	3970		001		\$43.17	
		602	45550	3970		001		\$43.17	
		603	45850	3970		001		\$21.59	
		701	46500	3970		001		\$21.58	
UNIFIRST CORPORATION	UNIFORM RENTAL PARKS	101	43710	3970				\$71.84	
UNIFIRST CORPORATION	UNIFORM RENTAL CC	220	43800	3970				\$54.89	\$54.89
UNIFIRST CORPORATION	UNIFORM RENTAL PARKS	101	43710	3970				\$70.84	\$70.84
UNIFIRST CORPORATION	UNIFORM RENTAL CC	220	43800	3970				\$54.89	\$54.89
UNIFIRST CORPORATION	UNIFORM RENTAL	101	42200	3970		001		\$61.17	\$244.67
		601	45050	3970		001		\$61.17	
		602	45550	3970		001		\$61.17	
		603	45850	3970		001		\$30.58	
		701	46500	3970		001		\$30.58	
UNIFIRST CORPORATION	UNIFORM RENTAL PARKS	101	43710	3970				\$70.89	\$70.89
UNIFIRST CORPORATION	UNIFORM RENTAL CC	220	43800	3970				\$61.56	\$61.56
UNIFIRST CORPORATION	UNIFORM RENTAL	101	42200	3970		001		\$53.27	\$213.07
		601	45050	3970		001		\$53.27	
		602	45550	3970		001		\$53.27	
		603	45850	3970		001		\$26.63	
		701	46500	3970		001		\$26.63	
VAN PAPER COMPANY	TRASH BAGS FOR PARKS	101	43710	2110				\$81.00	\$81.00
VERMONT SYSTEMS, INC	RECTRAC MN ANNUAL USERS GROUP:3 STAFF	101	40550	4500				\$75.00	
WARNING LITES OF MINNESOTA INC	GRAMSIE CLOSURE SIGNAGE	101	42200	3190		003		\$1,058.40	\$1,058.40
WASTE MANAGEMENT - OF WI-MN	REMOVAL AND DISPOSAL OF SWEEPINGS	603	45850	3190		001		\$4,417.88	
WATER CONSERVATION SERVICE, IN	LEAK RICE CREEK FIELD	601	45050	3190		001		\$255.40	\$255.40

COUNCIL REPORT

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COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line	Amount	Invoice Amt
AARP C/O RAY MURRAY	AARP 4HR SMART DRIVER 10/26/2016	225	43590	3174		003		\$150.00	
ALLEN, DEANNE	10/10 WKSP MINUTES, 10/17 COUNCIL MIN	101	40200	3190		001		\$200.00	\$400.00
		101	40200	3190		001		\$200.00	
AMERICAN MESSAGING	SECURITY PAGER	101	40210	3190		009		\$4.15	
ANCHOR PAPER COMPANY	COPY PAPER	101	40200	2010		001		\$1,218.89	\$1,218.89
ANDERSON, CARLTON	REFUND CLOSING OVRPYMT-165 WENDY COURT	601	36190			003		\$11.53	
ASPHALT & CONCRETE BUY KNOX IN	CUSTOMER CANCELLED JOB	101	32500					\$28.00	\$29.00
		101	20802					\$1.00	
ATHLETIC OUTFITTERS	NAME ON JACKET MIKE COYLE	601	45050	2280		001		\$24.80	\$24.80
CHANHASSEN DINNER THEATERS	DEPOSIT FOR SENIOR DAY TRIP - 4/12/2017	225	43590	3174		004		\$130.00	\$130.00
CK ROOFING & CONSTRUCTION INC	REFUND PERMIT 02216	101	32500					\$282.10	\$293.75
		101	34850					\$5.00	
		101	20802					\$6.65	
COCA COLA REFRESHMENTS	WAVE CAFE BEVERAGE FOR RESALE	220	43800	2590		001		\$589.56	\$589.56
COMMISSIONER OF REVENUE- WH TA	WITHHOLDING TAX - PAYDATE: 10-28-16	101	21720					\$9,756.70	
COMMUNITY HEALTH CHARITIES - M	EMPLOYEE CONTRIBUTIONS: 10-28-16	101	20420					\$156.50	\$156.50
COOK-JOHNSON, JANET	REFUND CLOSING OVRPYMT-4360 VIVIAN AVE	601	36190			003		\$245.89	\$245.89
CULLIGAN	IRON FILTER SERVICE FEES	220	43800	3190		007		\$93.28	\$93.28
CUMMINS NPOWER, LLC	REPAIRS TO GENERATOR	220	43800	3810		001		\$428.50	\$428.50
FLEET FARM/GE CAPITAL RETAIL B	FLOATS FOR COMMONS POND TEATHERS	603	45850	2180		002		\$53.94	\$53.94
FLEET FARM/GE CAPITAL RETAIL B	SAWZALL AND EXTRA BATTERY	701	46500	2400		002		\$357.00	\$357.00
GENESIS EMPLOYEE BENEFITS INC	VEBA CONTRIBUTIONS: 10-28-16	101	20418					\$5,850.00	\$5,850.00
GREAT LAKES HIGHER ED GUARANTY	61-3073149/EDELSTEIN	101	20435					\$251.04	\$251.04
GREEN MILL	FALL 2016 BUSINESS EXCHANGE	240	44400	2180		002		\$818.86	\$818.86
HUMMINGBIRD FLORAL/FLORATIF	FUNERAL ARRANGEMENT - OLSON	101	40200	4890		001		\$80.95	
ICMA/VANTAGEPOINT TRANSFER-300	EMPLOYEE CONTRIBUTIONS PAYDATE:10-28-16	101	21750					\$5,223.27	\$5,223.27
ICMA/VANTAGEPOINT TRANSFER-705	ROTH CONTRIBUTIONS PAYDATE: 10-28-16	101	20430					\$890.00	\$890.00
JACKSON, JEREMY	REFUND CLOSING OVRPYMT-952 CARMEL COURT	601	36190			003		\$11.39	\$11.39
JEFF ELLIS & ASSOCIATES, INC	INSTRUCTOR MATERIAL POOL LICENSE	220	43800	2200		002		\$279.00	\$759.00
		220	43800	3190		007		\$480.00	
JOHNSON, PHYLLIS M	REFUND CLOSING OVRPYMT-1587 LOIS DRIVE	601	36190			003		\$17.98	
JORGENSEN, CLARENCE	REFUND CLOSING OVERPYMT-355 FLORAL DR	601	36190			003		\$97.99	\$97.99
KOWALSKI'S	DEVELOPER REIMBURSEMENT	364	44100	4890				\$395,623.16	\$1,100,000.0
		307	44100	4890				\$704,376.84	
LACASSE, DENNIS	REFUND CLOSING OVRPYMT-5903 ALAMEDA ST	601	36190			003		\$12.02	
LANDVIK, ADAM OR AMY	REFUND CLOSING OVRPYMT-993 TILLER LANE	601	36190			003		\$14.68	\$14.68
LILLIE SUBURBAN NEWSPAPERS INC	P WORKS ASSESSMENTS, HYDRANT FLUSHING	577	47000	5950				\$94.05	\$106.95
		101	40200	3360	001			\$12.90	
MATHESON TRI-GAS INC	CO2	220	43800	2160		002		\$106.91	\$106.91
MATHESON TRI-GAS INC	CO2	220	43800	2160		002		\$119.07	\$119.07
MENARDS CASHWAY LUMBER *MAPLEW	TREATED LUMBER AND TANK SPRAYER	101	42200	2180		001		\$34.86	\$34.86
MENARDS CASHWAY LUMBER *MAPLEW	TREATED LUMBER, SCREWS, DRIVER BIT	101	43450	2250				\$177.40	\$177.40
MICKMAN BROTHERS INC	LANDSCAPING ON HWY 96	405	43710	3810				\$15,469.92	\$15,469.92
MICKMAN BROTHERS INC	LANDSCAPING ON HWY 96 AT SIGN	405	43710	3810				\$2,365.04	\$2,365.04
MICKMAN BROTHERS INC	IRRIGATION ON HWY 96 LANDSCAPING	405	43710	3810				\$1,750.00	\$1,750.00
MINNESOTA CHILD SUPPORT PAYMEN	PAYDATE: 10-28-16	101	20435					\$173.86	\$173.86
MINNESOTA ENVIRONMENTAL FUND	EMPLOYEE DEDUCTIONS: 10-28-16	101	20420					\$36.00	\$36.00
MINNESOTA POLLUTION CONTROL AG	LYNN JOSLIN SD SEWER CERT # SD-291360	602	45550	4500		003		\$23.00	\$23.00
MINNESOTA SAFETY COUNCIL	AED TRAINER, AED CHILD PADS	220	43800	2200		001		\$340.50	\$340.50
NEITZ, BARB	REFUND CLOSING OVRPYMT-876 SHERWOOD RD	601	36190			003		\$37.51	\$37.51
NORTHLAND CAPITAL FINANCIAL SE	BUYOUT 5 ELLIPTICALS, 2 AMTS FROM LEASE	405	43800	5300				\$8,665.54	\$8,665.54

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line Amount	Invoice Amt
PARTSMaster	SHOP DRILL BITS CC	220	43800	2400			\$153.88	\$153.88
PUBLIC EMPLOYEES RETIREMENT AS	EMPL/EMPLOYER CONTRIBUTIONS: 10-28-16	101	21740				\$251.30	\$251.30
RASMUSSEN, MICAH	REFUND CLOSING OVRPYMT-1724 PINWOOD DR	601	36190			003	\$11.48	\$11.48
REINDERS, INC.	HOLIDAY LIGHTS	101	43710	2240			\$1,607.74	\$1,607.74
ROCK GARDENS, INC	TREE FOR WELL 3	601	45050	2280		001	\$42.22	\$42.22
ROG, JAMIE	REFUND CLOSING OVRPYMT-1056 CARMEL CT	601	36190			003	\$217.85	\$217.85
SALAVA, KELLY	REFUND CLOSING OVRPYMT-3270 LEXINGTON AV	601	36190			003	\$504.40	\$504.40
TREASURY, DEPARTMENT OF	FEDERAL WITHHOLDING TAX: 10-28-16	101	21710				\$24,488.50	\$60,278.42
		101	21730				\$28,868.06	
		101	21735				\$6,921.86	
UNITED WAY - GREATER TWIN CITI	EMPLOYEE CONTRIBUTIONS: 10-28-16	101	20420				\$38.00	
UNIVERSITY OF MINNESOTA	TRAINING #303 E.BRENNAN JAN 23-24,2017	101	42050	4500			\$310.00	\$310.00
UPPER CUT TREE SERVICES INC	PUBLIC TREE REMOVAL	101	43900	3190		002	\$2,250.00	\$2,250.00
W S & D PERMIT SERVICE	REFUND PERMIT#2016-02366	101	32500				\$265.55	\$277.05
		101	20802				\$6.50	
		101	34850				\$5.00	
WATSON COMPANY	WAVE CAFE FOOD FOR RESALE	220	43800	2590		001	\$823.67	\$880.50
		220	43800	2591		003	\$56.83	
WATSON COMPANY	WAVE CAFE FOOD FOR RESALE	220	43800	2590			\$1,116.65	
		220	43800	2591		003	\$14.96	
WIMACTEL INC.	PAYPHONE TELEPHONE	101	40200	3210		001	\$60.00	\$60.00
							Total of all invoices:	\$1,225,391.68

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line Amount	Invoice Amt
BLADE, KLYE	AQUATICS - LAUREN	220	22040				\$52.13	\$52.13
BREZICKA, BENTSON	CREDIT BALANCE REFUND REFUND	220	22040				\$100.00	\$100.00
CLARK, JENNIFER	PASS AMREGF TYPE: ANNUAL MEMBERSHIPS PA	220	22040				\$219.00	\$219.00
DAY, KELSEY	RSV# 1382664 REFUND REFUND	220	22040				\$25.00	\$25.00
EDWARDS, CHRISTIAN	WRESTLING CLASS (MVHS; AGES 4-6)	220	22040				\$30.00	\$30.00
GAGNER, SELA	RSV# 1382674 REFUND REFUND	220	22040				\$25.00	\$25.00
GARNETT, JUSTIN	RSV# 1382688 REFUND REFUND	220	22040				\$25.00	\$25.00
HERMAN, KAREN	RSV# 1382678 REFUND REFUND	220	22040				\$25.00	\$25.00
JACKSON, THOMAS	AQUATICS - LAUREN	220	22040				\$52.13	\$52.13
KALETKA, KATHRYN	RSV# 1382648 REFUND REFUND	220	22040				\$525.00	\$525.00
MERCADO, ASHLEY	RSV# 1382692 REFUND REFUND	220	22040				\$25.00	\$25.00
MOCK, DANIEL	RSV# 1382669 REFUND REFUND	220	22040				\$50.00	\$50.00
MROCEK, SHARON	CREDIT BALANCE REFUND REFUND	220	22040				\$160.00	\$160.00
STEMPFLEY, CAROLE	CREDIT BALANCE REFUND REFUND	220	22040				\$280.00	\$280.00
WICKENS, JAMIE	HALLOWEEN SPOOKTACULAR	220	22040				\$7.00	\$7.00
XIONG, DESTINY	RSV# 1382666 REFUND REFUND	220	22040				\$25.00	\$25.00
ZEWDIE, ALEMEYEHU	RSV# 1382682 REFUND REFUND	220	22040				\$100.00	\$100.00

Total of all invoices: \$1,725.26

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COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line Amount	Invoice Amt
O'NEILL, JACKIE	FLAG FOOTBALL LEAGUE (GRADES 3&4)	220	22040				-\$80.00	-\$80.00
A TO Z PARTY SUPPLIES.COM	NEW YEARS EVE BALLOONS	225	43580	2172		002	\$471.69	\$471.69
ALL AMERICAN BALLOONS	NEW YEARS EVE BALLOON DROP NETS	225	43580	2172		002	\$191.00	\$191.00
AMAZON.COM	WIRELESS KEYBOARD/MOUSE:ROB RICE	101	40550	2010			\$69.90	\$69.90
AMAZON.COM	DISK DRIVE:HP STORAGE SYSTEM 10	101	40550	2180			\$171.50	\$171.50
AMAZON.COM	NEW YEARS EVE EVENT SUPPLY: BALLOON TIES	225	43580	2172		002	\$48.55	\$48.55
AMAZON.COM	SCISSORS FOR SIGN SHOP	101	42200	2180		003	\$242.90	\$242.90
AMERICAN PAYROLL ASSOCIATION	MEMBERSHIP: HARVEY	101	40500	4330		002	\$219.00	\$219.00
AMERICAN PLANNING ASSOCIATION	UPPER MIDWEST CONFERENCE APA: HILL	101	44100	4500			\$310.00	\$310.00
AMERICAN RED CROSS-HEALTH & SA	FIRSTAID/CPR/AED TRAINING	220	43800	4500			\$162.00	\$162.00
AMERICAN RED CROSS-HEALTH & SA	CPR/AED TRAINING	220	43800	2180			\$95.00	\$95.00
ARROWWOOD RESORT.COM	GFOA LODGING: FALK	101	40500	4500		005	\$247.22	\$247.22
ARROWWOOD RESORT.COM	GFOA LODGING: MALONEY, D	101	40500	4500		005	\$370.86	\$370.86
BARSNESS, KIRSTIN	OCT ECONOMIC DEVELOPMENT CONSULTING	240	44400	3190			\$2,422.50	\$2,422.50
BEISSWENGERS HARDWARE	REPAIR SUPPLIES CC	220	43800	2240		001	\$7.68	\$7.68
BEISSWENGERS HARDWARE	REPAIR SUPPLIES CC	220	43800	2240		001	\$2.69	
C & E HARDWARE	BATTERY FOR WELL 6 LIGHTS	601	45050	2280		005	\$3.99	\$3.99
COMCAST.COM	MODEM 2 INTERNET CHARGE	230	40900	3190		002	\$139.85	\$139.85
COMCAST.COM	COMPLEX STAFF INTERNET SERVICES	230	40900	3190			\$139.85	\$139.85
COMFORT SUITES CANAL PARK	AWWA CONFERENCE LODGING	601	45050	4500		001	\$1,044.25	\$1,044.25
COMMERCIAL FURNITURE SERVICES	REPLACEMENT TABLE LEGS	220	43800	2240		001	\$588.82	\$588.82
COMMUNITY HEALTH CHARITIES - M	WEEK OF GIVING SPECIAL EVENTS DONATION	101	22079		320		\$166.66	\$166.66
COMMUNITY REINVESTMENT FUND	GMHC ADMIN FEES/SEPT STMT/15a\$6/1a\$25	307	44100	4890			\$115.00	\$115.00
CUB FOODS	PRESCHOOL SUPPLIES	225	43555	2170			\$58.28	\$58.28
CULLIGAN	IRON FILTER FOR POOL	220	43800	3190		007	\$93.28	\$93.28
CULLIGAN	IRON FILTER FOR POOL	220	43800	3190		007	\$97.94	\$97.94
DATAINTERFACES.COM	FIBER CONVERTERS:WELL NETWORK CONNECTION	454	47000	5950			\$318.00	\$318.00
DOLLAR TREE STORES INC.	SENIOR BINGO SUPPLIES	225	43590	2174		002	\$22.00	\$22.00
EPA SALES.COM	LEADER HOSE	701	46500	2220		002	\$156.95	\$156.95
FRESH PICKED PIZZA.COM	EDA SUPPLIES	240	44400	2180			\$81.20	\$81.20
GAS PLUS INC.	PREMIUM FUEL	701	46500	2120		003	\$119.53	\$119.53
GENESIS EMPLOYEE BENEFITS INC	FLEX - MED/DEPENDENT CARE	101	20431				\$11.61	\$174.11
		101	20432				\$162.50	
GIGSALAD.COM	SANTA CLAUS	225	43580	3172		001	\$160.00	\$160.00
GOT PRINT.COM	INDOOR FARMERS MARKET MATERIALS	225	43590	2174		001	\$35.99	\$35.99
GREATER METROPOLITAN HOUSING C	ADMIN FEE/1 LOAN/POPLAR DRIVE	307	44100	4890			\$800.00	\$800.00
GREEN MILL	EDA SUPPLY	240	44400	2180			\$106.68	\$106.68
HOTELS.COM	LODGING APA CONFERENCE: HILL	101	44100	4500			\$361.79	\$361.79
MADISON NATIONAL LIFE	LONG TERM DISABILITY: NOV 2016	101	20412				\$1,879.02	
MASTER-LINK SPORTS INC	REPAIRS TO FITNESS EQUIPMENT	220	43800	3890			\$585.00	\$585.00
MEDICA	HEALTH INSURANCE: NOV 2016	101	20410				\$69,309.63	\$69,309.63
MICKMAN BROTHERS INC	IRRIGATION WTP CP 14-02	454	47000	5900			\$9,175.00	\$9,175.00
MINNESOTA ENVIRONMENTAL FUND	WEEK OF GIVING SPECIAL EVENTS DONATIONS	101	22079		320		\$166.67	\$166.67
MINNESOTA GFOA.COM	INTERMEDIATE GOVERNMENTAL ACCTG: FALK	101	40500	4500		016	\$30.00	\$30.00
MINNESOTA GFOA.COM	ADVANCED GOVERNMENTAL ACCTG: FALK	101	40500	4500		016	\$30.00	\$30.00
MINNESOTA STATE COLLEGES/UNIVE	MN WORK COMP COURSE: HARVEY	101	40500	4500		013	\$45.00	\$45.00
MN DEPARTMENT OF TRANSPORTATIO	TESTING SERVICES GRAMSIE RD CP16-05	460	47000	5910			\$172.45	\$172.45
NEOFUNDS BY NEOPOST	POSTAGE/INVOICE 335365	101	40200	3220			\$3,007.92	\$3,007.92
NPFLRA	NPFLRA MEMBERSHIP 2017 DUES: ELLIOTT	101	40210	4330			\$200.00	\$200.00
O'NEILL, JACKIE	FLAG FOOTBALL LEAGUE (GRADES 3&4)	220	22040				\$80.00	\$80.00
ORIENTAL TRADING COMPANY	PRESCHOOL SUPPLIES	225	43555	2170			\$55.69	\$55.69

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line Amount	Invoice Amt
Q3 CONTRACTING	STREET LIGHT INSTALL PROJECT 12-01 PMT2	570	47000	5900			\$16,522.30	\$16,522.30
RAMSEY COUNTY TREASURER	LIFE INSURANCE: OCTOBER 2016	101	20414				\$2,659.94	
		101	20417				\$207.50	\$2,867.44
RICOH USA INC.	MAINTENANCE: RETURN CONTAINERS	101	40200	3850		002	\$76.00	\$76.00
RICOH USA, INC.	LEASE: MPC3003 C84066191/10-23 TO 11/22	101	40200	3930		002	\$273.62	\$273.62
SIMPLEXGRINNELL LP	SPRINKLER PIPE REPAIR POOL PUMP ROOM	220	43800	3810		007	\$1,279.28	
TARGET STORE	PRESCHOOL SUPPLIES	225	43555	2170			\$14.58	\$14.58
TARGET STORE	PRESCHOOL SUPPLIES	225	43555	2170			\$20.22	\$20.22
TDS METROCOM	TELEPHONE SERVICES	101	40200	3210		003	\$1,066.58	\$1,391.65
		101	43710	3210			\$250.72	
		601	45050	3210			\$74.35	
TENNIS WAREHOUSE.COM	OLYMPIC SPORTS: TENNIS NET	225	43510	2170		006	\$134.95	\$134.95
UNITED WAY - GREATER TWIN CITI	WEEK OF GIVING SPECIAL EVENTS	101	22079		320		\$166.67	\$166.67
WALMART	PRESCHOOL SUPPLIES	225	43555	2170			\$137.56	\$137.56
WSB & ASSOCIATES, INC.	CONSTRUCTION PHASE BUCHER LS CP15-13	432	47000	5910			\$13,327.75	\$13,327.75
XCEL ENERGY	WELLS/WATER TREATMENT PLANT:ELECTRIC/GAS	601	45050	3610			\$21,510.45	\$21,789.85
		601	45050	2140			\$279.40	
XCEL ENERGY	LIFT STATIONS: ELECTRIC	602	45550	3610			\$178.59	
XCEL ENERGY	PARKS: ELECTRIC/GAS	101	43710	3610			\$1,142.13	\$1,375.15
		101	43710	2140			\$233.02	

Total of all invoices: \$154,028.65

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COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line Amount	Invoice Amt
RAMSEY COUNTY PARKS & REC.	ICE RENTAL TIME FOR SKATING LESSONS	225	43580	3171			\$1,520.00	\$1,520.00
SCHWARTZ FAMILY FARMS	PUMPKINS - FARMERS MARKET GIVEAWAY	225	43590	2174		001	\$200.00	\$200.00
SYSKO FOOD SERVICES OF MN, INC	WAVE CAFE FOOD FOR RESALE	220	43800	2180		001	\$215.37	\$779.59
		220	43800	2591		001	\$35.90	
		220	43800	2590		001	\$528.32	
THE RETROFIT COMPANIES INC	FALL CLEAN UP DAY ELECTRONICS	210	42750	3190			\$5,775.00	
U S BANK CREDIT CARD FEES	SEPT 2016 CREDIT CARD FEES	220	43800	4890		002	\$2,404.47	
		225	43400	4890			\$1,599.77	
WATSON COMPANY	WAVE CAFE FOOD FOR RESALE	101	40800	2180			\$189.44	\$189.44
XCEL ENERGY	STREET LIGHTS:ELECTRIC	604	42600	3610			\$13,402.30	
XCEL ENERGY	COMMUNITY CENTER: ELECTRIC/GAS	220	43800	2140			\$2,243.39	\$19,059.59
		220	43800	3610			\$16,816.20	
XCEL ENERGY	MAINTENANCE CENTER: ELECTRIC/GAS	701	46500	3610			\$2,040.61	
		701	46500	2140			\$77.35	\$2,117.96
XCEL ENERGY	STORM SEWER LIFT STATIONS: ELECTRIC	603	45850	4890		003	\$497.86	
XCEL ENERGY	BOOSTER STATION: ELECTRIC	601	45050	3610			\$200.61	\$200.61
XCEL ENERGY	SURFACE WATER: ELECTRIC	603	45900	3610			\$110.29	\$110.29
XCEL ENERGY	WATER TOWERS: ELECTRIC	601	45050	3610			\$63.02	\$63.02
XCEL ENERGY	SIRENS: ELECTRIC	101	42050	3190			\$56.28	\$56.28
XCEL ENERGY	TRAFFIC SIGNAL SHARED W/NORTH OAKS:ELECT	101	42200	3610			\$50.78	\$50.78
XCEL ENERGY	TRAFFIC SIGNAL SHARED W/ARDEN HILLS:ELEC	101	42200	3610			\$47.02	\$47.02
XCEL ENERGY	SIREN/METER 19231847: ELECTRIC	101	42050	3190			\$15.99	\$15.99
XCEL ENERGY	SLICE OF SHOREVIEW: ELECTRIC	270	40250	3610			\$14.02	\$14.02
Total of all invoices:								\$132,389.79

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line Amount	Invoice Amt
BARTSCH, ANNE	RSV# 1376584 REFUND REFUND	220	22040				\$25.00	\$25.00
BENNETT, LINDSEY	AQUATICS - PRESCHOOL	220	22040				\$49.00	\$49.00
CHRISTENSON, REBECCA	RSV# 1376553 REFUND REFUND	220	22040				\$600.00	\$600.00
DERAY, JESSICA	RSV# 1376571 REFUND REFUND	220	22040				\$25.00	\$25.00
GAO, KAIZHONG	RSV# 1376563 REFUND REFUND	220	22040				\$25.00	\$25.00
GOOLSBEE, DIANNE	INSIDE LOOK AT THE BEST GENEALOGY SUBSCR	220	22040				\$30.00	\$30.00
JOKELA, KRISTI	RSV# 1376580 REFUND REFUND	220	22040				\$25.00	\$25.00
MCDONALD, DIANNE	RSV# 1376558 REFUND REFUND	220	22040				\$25.00	\$25.00
MROCEK, SHARON	PASS APRGSRD TYPE: ANNUAL MEMBERSHIPS P	220	22040				\$331.27	\$331.27
NUSTAD, BRUCE	FALL SOCCER LEAGUE (GRADES 3&4)	220	22040				\$60.00	\$60.00
PARK, EUN-MI	CREDIT BALANCE REFUND REFUND	220	22040				\$20.00	\$20.00
RECTOR, THOMAS	PASS APREGF TYPE: ANNUAL MEMBERSHIPS PA	220	22040				\$270.00	\$270.00
RIBAR, ERIN	RSV# 1376575 REFUND REFUND	220	22040				\$25.00	\$25.00
SCHOLL, JENNIFER	RSV# 1376579 REFUND REFUND	220	22040				\$25.00	\$25.00
SKEES, SARAH	RSV# 1376586 REFUND REFUND	220	22040				\$25.00	\$25.00
STERK, JANET	PASS APRESS TYPE: ANNUAL MEMBERSHIPS PA	220	22040				\$49.27	\$49.27
TRINKA, BRYAN	RSV# 1376567 REFUND REFUND	220	22040				\$25.00	\$25.00
WIEGE, DARSON	RSV# 1370329 REFUND REFUND	220	22040				\$50.00	\$50.00
WILHELMY, JESSICA	RSV# 1376577 REFUND REFUND	220	22040				\$25.00	\$25.00
WINTER, NICOLE	RSV# 1376582 REFUND REFUND	220	22040				\$25.00	\$25.00
YARRINGTON, JUSTIN	SF 1 & 2	220	22040				\$31.00	\$31.00

Total of all invoices: \$1,765.54

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line Amount	Invoice Amt
SAINT PAUL AREA CHAMBER OF COM	POLITICAL LEADERSHP LUNCH-TS, AW, MM, FE	101	40100	4500		001	-\$140.00	-\$140.00
AARP C/O JOHN WOTTRICH	AARP 4HR SMART DRIVER CLASS 10.11.2016	225	43590	3174		003	\$355.00	\$355.00
ADVANCED ENGINEERING AND	WTP CONSTRUCTION SERVICES CP 14-02	454	47000	5910			\$36,536.30	\$36,536.30
AMERICAN ENGINEERING TESTING,	BORING SHOREVIEW LAKE TREATMENT CP16-11	427	47000	5910			\$1,800.13	\$1,800.13
AMERICAN MESSAGING	SECURITY SYSTEM PAGER	101	40210	3190		009	\$4.15	\$4.15
AMERICAN PLANNING ASSOCIATION	APA MEMBERSHIP & ZONING PRACTICE	101	44100	4330			\$335.00	\$335.00
ARCHETYPE SIGNMAKERS	SIGNS FOR CC ROOMS	220	43800	2240		001	\$169.00	\$169.00
ASHCO EXTERIORS, INC.	REFUND FOR DUPLICATE PERMIT	101	32580				\$199.35	\$208.38
		101	20802				\$4.03	
		101	34850				\$5.00	
AUTISM SOCIETY OF MINNESOTA	AUTISM TRAINING PROGRAM	220	43800	2200		002	\$150.00	
		225	43520	2170		002	\$150.00	\$300.00
BEISSWENGERS HARDWARE	REPAIR SUPPLIES CC	220	43800	2240		002	\$14.38	\$14.38
BEISSWENGERS HARDWARE	REPAIR SUPPLIES CC	220	43800	2240		002	\$8.64	
C & E HARDWARE	IPAD CHARGERS	101	42200	2180		003	\$14.98	\$14.98
CANTEEN	COFFEE SUPPLIES	220	43800	2590		001	\$502.68	\$759.21
		101	40800	2180			\$256.53	
COCA COLA REFRESHMENTS	WAVE CAFE BEVERAGE FOR RESALE	220	43800	2590		001	\$493.68	
COCA COLA REFRESHMENTS	WAVE CAFE BEVERAGE FOR RESALE	220	43800	2590		001	\$341.52	\$341.52
COMCAST	MONTHLY CABLE SERVICE	220	43800	3190		001	\$370.88	\$370.88
COMMISSIONER OF REVENUE- WH TA	WITHHOLDING TAX - PAYDATE: 10-14-16	101	21720				\$9,490.59	\$9,490.59
COMMUNITY HEALTH CHARITIES - M	EMPLOYEE CONTRIBUTIONS: 10-14-16	101	20420				\$156.50	\$156.50
COORDINATED BUSINESS SYSTEMS	LASER PRINTER MAINTENANCE CONTRACT	101	40550	3860		004	\$163.10	\$163.10
CUB FOODS	PRESCHOOL SUPPLIES	225	43555	2170			\$205.25	\$205.25
DAVIS LOCK & SAFE	KEYS AND LOCKS FOR WTP AND BOOSTER	601	45050	2280		005	\$530.00	\$1,085.00
		601	45050	3190		003	\$555.00	
FALK, ROBERT	FLAG FOOTBALL REF OCT 8 & 15	225	43510	3190		018	\$75.00	\$75.00
FATKHIYEV, NATHANIEL L	SOCCER REF OCT 8	225	43510	3190		007	\$40.00	\$40.00
GENESIS EMPLOYEE BENEFITS INC	VEBA CONTRIBUTIONS: 10-14-16	101	20418				\$5,850.00	
GM CONTRACTING, INC.	WELL 6 WATER MAIN CP 16-06	450	47000	5900			\$46,135.44	\$46,135.44
GRAYSON, BRAD	SOCCER REF OCT 8 & 15	225	43510	3190		007	\$150.00	\$150.00
GREAT LAKES HIGHER ED GUARANTY	61-3073149/EDELSTEIN	101	20435				\$251.04	\$251.04
HAMERSTON, KARIN	EROSION RED 771 LARSON LN RES 16-98	101	22030				\$1,000.00	\$1,000.00
HAWKINS, INC.	VACUUM REG, CHLORINE, HYDROCHLORIC ACID	220	43800	2160		001	\$1,899.97	
HEGGIE'S PIZZA LLC	WAVE CAFE FOOD FOR RESALE	220	43800	2590		001	\$378.50	\$378.50
HORIZON COMMERCIAL POOL SUPPLY	SCREW SET FOR DRAIN	220	43800	2200		004	\$6.20	\$6.20
HORIZON COMMERCIAL POOL SUPPLY	TROUBLESHOOT FLOWMETER	220	43800	2200		003	\$50.00	\$50.00
HORIZON COMMERCIAL POOL SUPPLY	REPAIRS TO WATERSLIDE	220	43800	3810		007	\$153.00	\$153.00
HORIZON COMMERCIAL POOL SUPPLY	REPLACE RING ADAPTER, FULL CLEANING SPA	220	43800	2200		004	\$1,516.10	\$1,516.10
ICMA/VANTAGEPOINT TRANSFER-300	EMPLOYEE CONTRIBUTIONS PAYDATE: 10-14-16	101	21750				\$5,023.27	\$5,023.27
ICMA/VANTAGEPOINT TRANSFER-705	ROTH CONTRIBUTIONS PAYDATE: 10-14-16	101	20430				\$890.00	\$890.00
IDENTITY STORES, LLC	STAFF UNIFORM SHIRTS	225	43580	2172		001	\$132.09	\$792.50
		225	43590	2173			\$132.09	
		225	43510	2170			\$264.16	
		225	43580	2170		003	\$264.16	
LAKE SUPERIOR COLLEGE	D.YANG MNDOT CLASS & TRAINING 2017	101	42050	4500			\$1,150.00	
LIFEGUARD STORE, THE	WHISTLES, LANYARDS	220	43800	2200		002	\$123.74	\$123.74
MATHESON TRI-GAS INC	CO2, FUEL ADJUSTMENT	220	43800	2160		002	\$119.07	\$119.07
MATHESON TRI-GAS INC	CO2, FUEL ADJUSTMENT	220	43800	2160		002	\$119.07	\$119.07
MATHESON TRI-GAS INC	CO2	220	43800	2160		002	\$119.07	\$119.07
MAYER ARTS, INC	WISH UPON A BALLET FALL SESSION 1	225	43580	3170			\$385.00	\$385.00

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line Amount	Invoice Amt
MENARDS CASHWAY LUMBER **FRIDL	SHELVES AND HEATERS BOOSTER	601	45050	2280		001	\$193.78	\$193.78
MIDWAY SEWER SERVICE COMPANY	DRAIN CLEANING DURING SHUTDOWN	220	43800	3810		003	\$1,410.00	\$1,410.00
MILLER, DEANNA K.	FALL KNITTING CLASS	225	43590	3174		003	\$112.00	\$112.00
MILLER, DEANNA K.	FALL CROCHETING CLASS	225	43590	3174		003	\$148.00	\$148.00
MINNESOTA CHILD SUPPORT PAYMEN	PAYDATE: 10-14-16	101	20435				\$183.98	\$183.98
MINNESOTA DEPARTMENT OF HEALTH	STATE CONNECTION FEE - 7/1/16 TO 9/30/16	801	21820				\$13,624.00	\$13,624.00
MINNESOTA DEPARTMENT OF HEALTH	FOOD MANAGER CERTIFICATIONS ANN & ERIK	220	43800	4500			\$70.00	\$70.00
MINNESOTA ENVIRONMENTAL FUND	EMPLOYEE DEDUCTIONS: 10-14-16	101	20420				\$36.00	
MINNESOTA PREMIER PUBLICATIONS	WATERPARK PRINT/WEB MN PARENT OCTOBER	220	43800	2201			\$299.00	\$299.00
MINNESOTA PREMIER PUBLICATIONS	MN GOOD AGE ACTIVE LIFE FAIR OCTOBER	220	43800	2201			\$644.00	\$644.00
MINTERWEISMAN CO DBA CORE-MARK	WAVE CAFE FOOD FOR RESALE	220	43800	2590		001	\$326.11	\$411.03
		101	40800	2180			\$84.92	
MINTERWEISMAN CO DBA CORE-MARK	WAVE CAFE FOOD FOR RESALE	220	43800	2590		001	\$387.23	
		101	40800	2180			\$84.92	\$472.15
MOUNDS VIEW PUBLIC SCHOOLS	CHIPPEWA POOL RENTALS SHUTDOWN	220	43800	3190		007	\$62.65	\$62.65
MUNICIPAL BUILDERS INC	WTP CONSTRUCTION PROJ # 14-02	454	47000	5900			\$347,720.90	\$347,720.90
NORTHSTAR INSPECTION SERVICE I	INSPECTION SERVICES- KEVIN WHITE	101	44300	3190			\$130.00	\$130.00
ORKIN EXTERMINATING CO INC.	PEST CONTROL CC AND CITY HALL	220	43800	3190		004	\$171.93	\$171.93
ORKIN EXTERMINATING CO INC.	PEST CONTROL LARSON HOUSE	101	40800	3190			\$83.78	\$83.78
OTIS, JOSIAH	SOCCER REF OCT 8 & 15	225	43510	3190		007	\$100.00	\$100.00
PARTSMASTER	SHOP DRILL BITS CC	220	43800	2400			\$175.08	\$175.08
PMA FINANCIAL NETWORK, INC	AUGUST 2016 BANK FEES	101	40500	4890		004	\$147.75	\$147.75
PRECISION DYNAMICS CORPORATION	COMMUNITY CENTER WRISTBANDS	220	43800	3390		001	\$1,942.70	
PUBLIC EMPLOYEES RETIREMENT AS	EMPL/EMPLOYER CONTRIBUTIONS: 10-14-16	101	21740				\$30,336.28	\$30,336.28
RAMSEY CONSERVATION DISTRICT	EROSION CONTROL INSPECTIONS	603	45850	3190			\$3,220.74	\$3,220.74
RICE, JONATHAN	EROSION RED 3350 OWASSO HTS RD RES 16-98	101	22030				\$500.00	\$500.00
SAINT PAUL AREA CHAMBER OF COM	POLITICAL LEADERSHP LUNCH-TS, AW, MM, FE	101	40100	4500		001	\$140.00	
SERIGRAPHICS SIGN SYSTEMS	MONUMENT SIGN REFACING PROJECT	405	43710	3810			\$9,004.50	\$9,004.50
SRF CONSULTING GROUP INC	CONSTRUCTION SERVICES 1694 WATER CP15-10	425	47000	5910			\$2,096.30	\$2,096.30
STANTEC CONSULTING SERVICES IN	WATER HEATER REPLACEMENT DESIGN FEES	405	43800	3810			\$864.11	\$864.11
T-MOBILE	MONTHLY SERVICE FOR 8-27-16 THROUGH 9-26	601	45050	3190			\$60.74	\$60.74
TEXON TOWEL & SUPPLY INC	TOWELS FOR RESALE	220	43800	2591		002	\$628.30	\$628.30
TOKLE INSPECTIONS INC	INSPECTION SERVICES-TOKLE INSPECTIONS	101	44300	3090			\$3,176.80	\$3,176.80
TREASURY, DEPARTMENT OF	FEDERAL WITHHOLDING TAX: 10-14-16	101	21710				\$23,823.31	\$58,220.89
		101	21730				\$27,750.82	
		101	21735				\$6,646.76	
U.S. BANK	2015A PAYING AGENT FEES	601	48300	6200			\$325.17	\$450.00
		602	48300	6200			\$73.53	
		603	48300	6200			\$38.35	
		382	48200	6200			\$12.95	
ULINE CORPORATION	12X15MIL RECLOSABLE BAG 500/CT	101	44300	2010			\$286.05	
UNITED WAY - GREATER TWIN CITI	EMPLOYEE CONTRIBUTIONS: 10-14-16	101	20420				\$38.00	\$38.00
URBAN COMPANIES	DISPOSE OF FILL	602	45550	3190		002	\$1,500.00	\$3,168.00
		601	45050	3190		004	\$1,668.00	
VANCO SERVICES	SEPT FITNESS INCENTIVE PROCESSING FEE	220	43800	3190		003	\$135.25	
WATSON COMPANY	WAVE CAFE FOOD FOR RESALE	220	43800	2590		001	\$492.51	\$492.51
WATSON COMPANY	BREAK ROOM SUPPLIES	101	40800	2180			\$172.70	\$172.70
WATSON COMPANY	WAVE CAFE FOOD FOR RESALE	220	43800	2590		001	\$778.04	\$778.04
WATSON COMPANY	WAVE CAFE FOOD FOR RESALE	220	43800	2590		001	\$677.54	\$677.54
WATSON COMPANY	WAVE CAFE FOOD FOR RESALE	220	43800	2590		001	\$108.18	\$108.18
WATSON COMPANY	BREAK ROOM SUPPLIES	101	40800	2180			\$106.04	\$106.04

[illegible]

Please give check to Tom S.

Purchase Voucher

City of Shoreview
4600 Victoria Street North
Shoreview MN 55126

Voucher Number	59,531		
Vendor number	05307 2	2016	
Vendor name	KOWALSKI'S		
Address	33 SOUTH SYNDICATE STREET ST. PAUL, MN 55105-2612		

Date	Comment line on check	Invoice number	Amount
10-31-16	DEVELOPER REIMBURSEMENT	10-31-16	\$1,100,000.0

THIS IS AN EARLY CHECK, PLACE VOUCHER IN EARLY CHECK FILE

This Purchase Voucher is more than \$25,000.00; was the state's cooperative venture considered before purchasing through another source?

☐ Purchase was made through the state's cooperative purchasing venture.

☐ Purchase was made through another source. The state's cooperative purchasing venture was considered.

☒ Cooperative purchasing venture consideration requirement does not apply.

Return to: _____

Account Coding	Amount
364 44100 4890	\$395,623.16
307 44100 4890	\$704,376.84

Is sales tax included on invoice?	Not Taxable
If no, amount subject to sales use tax	\$

Reviewed by: Rebecca Olson
(signature required) Rebecca Olson

Approved by: Terry Schwerm
(signature required) Terry Schwerm

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000.

If no quote is received, explain below:

Quote 1	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMANENT TAX RECORDS </div>
Quote 2	
Explanation if no quote received	

Purchase Voucher

City of Shoreview
4600 Victoria Street North
Shoreview MN 55126

Voucher Number	59,483
Vendor number	00545 1 2016
Vendor name	PUBLIC EMPLOYEES RETIREMENT ASSOC.
Address	P.O. BOX 75608 ST. PAUL MN 55175-0608 EFT TRANSACTION - NO CHECK PRINTS

Date	Comment line on check	Invoice number	Amount
10-28-16	EMPL/EMPLOYER CONTRIBUTIONS: 10-28-16	10-28-16	\$30,794.15

THIS IS AN EARLY CHECK, PLACE VOUCHER IN EARLY CHECK FILE

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☒ Cooperative purchasing venture consideration requirement does not apply.

Return to:	
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Account Coding	Amount
101 21740	\$30,794.15

SEE PERMANENT
PAYROLL RECORDS

Is sales tax included on invoice?	Not Taxable
If no, amount subject to sales use tax	\$
Reviewed by: <u>Kathy Harvey</u> (signature required) Kathy Harvey	
Approved by: <u>Terry Schwerm</u> (signature required) Terry Schwerm	

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000.
If no quote is received, explain below:

Quote 1	
Quote 2	
Explanation if no quote received	

Purchase Voucher

City of Shoreview
4600 Victoria Street North
Shoreview MN 55126

Voucher Number	59,421
Vendor number	20228 1 2016
Vendor name	MEDICA
Address	NW 7958 PO BOX 1450 MINNEAPOLIS MN, 55485-7958

Date	Comment line on check	Invoice number	Amount
10-12-16	HEALTH INSURANCE: NOV 2016	C0041812697	\$69,309.63

THIS IS AN EARLY CHECK, PLACE VOUCHER IN EARLY CHECK FILE

This Purchase Voucher is more than \$25,000.00; was the state's cooperative venture considered before purchasing through another source?

☐ Purchase was made through the state's cooperative purchasing venture.

☐ Purchase was made through another source. The state's cooperative purchasing venture was considered.

☒ Cooperative purchasing venture consideration requirement does not apply.

Return to:

Account Coding

Amount

101 20410

\$69,309.63

Is sales tax included on invoice?

Not Taxable

If no, amount subject to sales use tax

\$

Reviewed by:

(signature required) Kathy Harvey

Approved by:

(signature required) Terry Schwerm

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000. If no quote is received, explain below:

Quote 1	
Quote 2	
Explanation if no quote received	

Purchase Voucher

City of Shoreview
4600 Victoria Street North
Shoreview MN 55126

Voucher Number	59,341
Vendor number	01412 1 2016
Vendor name	ODESSA II CONSTRUCTION
Address	9003 MAYHEW LAKE RD NE SAUK RAPIDS, MN 56379

Date	Comment line on check	Invoice number	Amount
10-10-16	APPLICATION FOR PAYMENT - WILSON PARK	101916	\$72,135.00

THIS IS AN EARLY CHECK, PLACE VOUCHER IN EARLY CHECK FILE

This Purchase Voucher is more than \$25,000.00; was the state's cooperative venture considered before purchasing through another source?

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☐ Purchase was made through another source. The state's cooperative purchasing venture was considered.

☐ Cooperative purchasing venture consideration requirement does not apply.

Return to:	
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Account Coding	Amount
405 43710 5300	\$72,135.00

Is sales tax included on invoice?	Not Taxable
If no, amount subject to sales use tax	\$

Reviewed by: Amy Truhlar
(signature required) Amy Truhlar

Approved by: Terry Schwerm
(signature required) Terry Schwerm

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000.
If no quote is received, explain below:

Quote 1	
Quote 2	
Explanation if no quote received	

Purchase Voucher

City of Shoreview
4600 Victoria Street North
Shoreview MN 55126

Voucher Number	59,216
Vendor number	01446 1 2016
Vendor name	TREASURY, DEPARTMENT OF
Address	INTERNAL REVENUE SVC - EFT/NO CHECK EFTPS ENROLLMENT PROCESSING P.O. BOX 4210 IOWA CITY IA 52244

Date	Comment line on check	Invoice number	Amount
10-14-16	FEDERAL WITHHOLDING TAX: 10-14-16	10-19-16	\$58,220.89

THIS IS AN EARLY CHECK, PLACE VOUCHER IN EARLY CHECK FILE

This Purchase Voucher is more than \$25,000.00; was the state's cooperative venture considered before purchasing through another source?

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☐ Purchase was made through another source. The state's cooperative purchasing venture was considered.

☒ Cooperative purchasing venture consideration requirement does not apply.

Return to:

Account Coding	Amount
101 21710	\$23,823.31
101 21730	\$27,750.82
101 21735	\$6,646.76
SEE PERMANENT PAYROLL RECORDS	

Is sales tax included on invoice?	Not Taxable
If no, amount subject to sales use tax	\$

Reviewed by: K. D. J.
(signature required) Kathy Harvey

Approved by: T. H.
(signature required) Terry Schwerm

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000.
If no quote is received, explain below:

Quote 1	
Quote 2	
Explanation if no quote received	

Purchase Voucher

City of Shoreview
4600 Victoria Street North
Shoreview MN 55126

Voucher Number	59,307
Vendor number	01734 1 2016
Vendor name	MUNICIPAL BUILDERS INC
Address	17125 ROANOKE STREET NW ANDOVER MN 55304

Date	Comment line on check	Invoice number	Amount
10-18-16	WTP CONSTRUCTION PROJ # 14-02	016	\$347,720.90

THIS IS AN EARLY CHECK, PLACE VOUCHER IN EARLY CHECK FILE

This Purchase Voucher is more than \$25,000.00; was the state's cooperative venture considered before purchasing through another source?

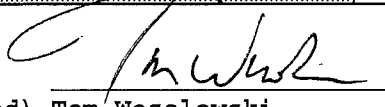
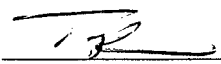
☐ Purchase was made through the state's cooperative purchasing venture.

☐ Purchase was made through another source. The state's cooperative purchasing venture was considered.

☒ Cooperative purchasing venture consideration requirement does not apply.

Return to:	
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Account Coding	Amount
454 47000 5900	\$347,720.90

Is sales tax included on invoice?	Not Taxable
If no, amount subject to sales use tax	\$
Reviewed by:  10/18/16 (signature required) Tom Wesolowski	
Approved by:  (signature required) Terry Schwerm	

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000.
If no quote is received, explain below:

Quote 1	
Quote 2	
Explanation if no quote received	

Purchase Voucher

City of Shoreview
4600 Victoria Street North
Shoreview MN 55126

Voucher Number	59,218
Vendor number	00545 1 2016
Vendor name	PUBLIC EMPLOYEES RETIREMENT ASSOC.
Address	P.O. BOX 75608 ST. PAUL MN 55175-0608
EFT TRANSACTION - NO CHECK PRINTS	

Date	Comment line on check	Invoice number	Amount
10-14-16	EMPL/EMPLOYER CONTRIBUTIONS: 10-14-16	10-14-16	\$30,336.28

THIS IS AN EARLY CHECK, PLACE VOUCHER IN EARLY CHECK FILE

This Purchase Voucher is more than \$25,000.00; was the state's cooperative venture considered before purchasing through another source?

☐ Purchase was made through the state's cooperative purchasing venture.

☐ Purchase was made through another source. The state's cooperative purchasing venture was considered.

☒ Cooperative purchasing venture consideration requirement does not apply.

Return to: _____

Account Coding	Amount
101 21740	\$30,336.28

SEE PERMANENT
PAYROLL RECORDS

Is sales tax included on invoice?	Not Taxable
If no, amount subject to sales use tax	\$
Reviewed by: <u>K. M. J.</u> (signature required) Kathy Harvey	
Approved by: <u>T. S.</u> (signature required) Terry Schwerm	

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000.
If no quote is received, explain below:

Quote 1	
Quote 2	
Explanation if no quote received	

Purchase Voucher

City of Shoreview
4600 Victoria Street North
Shoreview MN 55126

Voucher Number	59,281
Vendor number	01095 1 2016
Vendor name	ADVANCED ENGINEERING AND
Address	ENVIRONMENTAL SERVICES INC 4050 GARDEN VIEW DRIVE SUITE 200 GRAND FORKS ND 58201

Date	Comment line on check	Invoice number	Amount
09-30-16	WTP CONSTURCTION SERVICES CP 14-02	50247 ✓	\$36,536.30 ✓

THIS IS AN EARLY CHECK, PLACE VOUCHER IN EARLY CHECK FILE

This Purchase Voucher is more than \$25,000.00; was the state's cooperative venture considered before purchasing through another source?

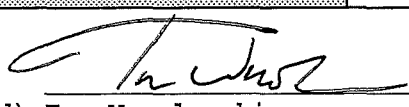
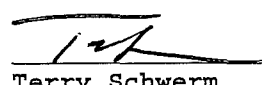
[] Purchase was made through the state's cooperative purchasing venture.

[] Purchase was made through another source. The state's cooperative purchasing venture was considered.

[X] Cooperative purchasing venture consideration requirement does not apply.

Return to: _____

Account Coding	Amount
454 47000 5910	\$36,536.30

Is sales tax included on invoice?	Not Taxable
If no, amount subject to sales use tax	\$
Reviewed by:  10/15/16 (signature required) Tom Wesolowski	
Approved by:  (signature required) Terry Schwerm	

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000.
If no quote is received, explain below:

Quote 1	
Quote 2	
Explanation if no quote received	

Purchase Voucher

City of Shoreview
4600 Victoria Street North
Shoreview MN 55126

Voucher Number	59,306
Vendor number	20287 1 2016
Vendor name	GM CONTRACTING, INC. ✓
Address	PO BOX 736 LAKE CRYSTAL, MN 56055-0736

Date	Comment line on check	Invoice number	Amount
10-18-16	WELL 6 WATER MAIN CP 16-06	2	\$46,135.44 ✓

THIS IS AN EARLY CHECK, PLACE VOUCHER IN EARLY CHECK FILE

This Purchase Voucher is more than \$25,000.00; was the state's cooperative venture considered before purchasing through another source?

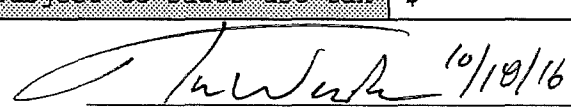
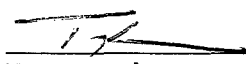
☐ Purchase was made through the state's cooperative purchasing venture.

☐ Purchase was made through another source. The state's cooperative purchasing venture was considered.

☒ Cooperative purchasing venture consideration requirement does not apply.

Return to:

Account Coding	Amount
450 47000 5900	\$46,135.44

Is sales tax included on invoice?	Not Taxable
If no, amount subject to sales use tax	\$
Reviewed by:  10/18/16 (signature required) Tom Wesolowski	
Approved by:  (signature required) Terry Schwerm	

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000.
If no quote is received, explain below:

Quote 1	
Quote 2	
Explanation if no quote received	

Purchase Voucher

City of Shoreview
4600 Victoria Street North
Shoreview MN 55126

Voucher Number	59,478
Vendor number	01446 1 2016
Vendor name	TREASURY, DEPARTMENT OF
Address	INTERNAL REVENUE SVC - EFT/NO CHECK EFTPS ENROLLMENT PROCESSING P.O. BOX 4210 IOWA CITY IA 52244

Date	Comment line on check	Invoice number	Amount
10-28-16	FEDERAL WITHHOLDING TAX: 10-28-16	11-2-16	\$60,278.42

THIS IS AN EARLY CHECK, PLACE VOUCHER IN EARLY CHECK FILE

This Purchase Voucher is more than \$25,000.00; was the state's cooperative venture considered before purchasing through another source?

[] Purchase was made through the state's cooperative purchasing venture.

[] Purchase was made through another source. The state's cooperative purchasing venture was considered.

[X] Cooperative purchasing venture consideration requirement does not apply.

Return to:	
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Account Coding	Amount
101 21710	\$24,488.50
101 21730	\$28,868.06
101 21735	\$6,921.86

SEE PERMANENT
PAYROLL RECORDS

Is sales tax included on invoice?	Not Taxable
If no, amount subject to sales use tax	\$
<p>Reviewed by: <u>K. Harvey</u> (signature required) Kathy Harvey</p> <p>Approved by: <u>Terry Schwerm</u> (signature required) Terry Schwerm</p>	

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000.
If no quote is received, explain below:

Quote 1	
Quote 2	
Explanation if no quote received	

Purchase Voucher

City of Shoreview
4600 Victoria Street North
Shoreview MN 55126

Voucher Number	59,474	State Contract # P-949(5)
Vendor number	00437 1	2016
Vendor name	MIRACLE RECREATION EQUIPMENT CO.	
Address	PO BOX 204757 DALLAS TX 75320-4757	

Date	Comment line on check	Invoice number	Amount
10-13-16	WILSON PARK PLAYGROUND REPLACEMENT	780955	\$77,831.79 ~

This Purchase Voucher is more than \$25,000.00; was the state's cooperative venture considered before purchasing through another source?

☒ *Purchase was made through the state's cooperative purchasing venture.*


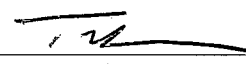
☐ *Purchase was made through another source. The state's cooperative purchasing venture was considered.*

☐ *Cooperative purchasing venture consideration requirement does not apply.*

Account Coding

Amount

405 43710 5300	\$77,831.79

Is sales tax included on invoice?	Not Taxable
If no, amount subject to sales use tax	\$
Reviewed by:  (signature required) Gary Chapman	
Approved by:  (signature required) Terry Schwerm	

Two quotes must be attached to purchase voucher for all purchases between \$10,000 and \$50,000.
If no quote is received, explain below:

Quote 1	
Quote 2	
Explanation if no quote received	

COUNCIL REPORT

Vendor Name	Description	FF	GG	OO	AA	CC	Line Amount	Invoice Amt
ABLE HOSE & RUBBER INC.	FOG NOZZLE FOR TANKER	701	46500	2220		002	\$32.62	\$32.62
AGGRESSIVE HYDRAULICS INC	DUMP HYDRAULICS #207	701	46500	2220		001	\$517.62	\$517.62
AID ELECTRIC CORPORATION	HOOK UP SCHIFSKY TO GENERATOR	441	47000	5900			\$10,000.00	\$10,000.00
AMERICAN FIRE & SAFETY	FIRE EXTINGUISHER TRAINING	101	40210	3190		011	\$560.00	\$560.00
ARAMARK REFRESHMENT SERVICES	COFFEE & SUPPLIES MAINTENANCE CENTER	701	46500	2183		003	\$149.44	\$149.44
ARAMARK REFRESHMENT SERVICES	COFFEE & SUPPLIES MAINTENANCE CENTER	701	46500	2183		003	\$176.49	\$176.49
AUTO NATION FORD WHITE BEAR LA	ARM REST 305	701	46500	2220		001	\$467.22	\$467.22
BAUER BUILT TIRE AND BATTERY I	P/U AND 1 TON TIRES	701	46500	2230		001	\$1,630.32	\$1,630.32
BEISSWENGERS HARDWARE	WINDOW WASHING SUPPLIES	701	46500	2183		002	\$130.11	\$130.11
BEISSWENGERS HARDWARE	CHAINSAW BLADES	101	43710	2400			\$35.58	\$35.58
BEISSWENGERS HARDWARE	CHARGER AND NUT DRIVER	101	42200	2180		001	\$17.17	\$17.17
BEISSWENGERS HARDWARE	SEALANT FOR ANTENNA REMOVAL	601	45050	2280		001	\$32.35	\$32.35
BEISSWENGERS HARDWARE	DUCT TAPE	101	42200	2180		001	\$12.68	\$12.68
BRAKE & EQUIPMENT WAREHOUSE	RUBBER GLOVES	101	42200	2180		001	\$30.00	\$59.16
		602	45550	2282		001	\$29.16	
BROCK WHITE CO LLC	ROLLS OF STRAW WELL 3 AND 4	601	45050	2280		005	\$71.80	\$71.80
BRYAN ROCK PRODUCTS	RED BALL AG-LIME FOR INFIELDS	101	43710	2260			\$615.44	\$615.44
BWBR ARCHITECTS	COMMUNITY CENTER ADDITION THRU 9/30/16	439	43800	5910			\$2,956.44	\$2,956.44
CAPRA'S UTILITIES INC	SEWER REPAIR 5765 RIDGE CREEK	602	45550	3190		002	\$12,305.00	
CDW GOVERNMENT	SCADA MONITORS:KEVIN'S & DAN'S OFFICE	454	47000	5950			\$870.74	\$870.74
CDW GOVERNMENT	2FA PROX CARD AUTHENT.:ANNUAL MAINT.	101	40550	3860			\$183.20	\$183.20
CDW GOVERNMENT	CRADLEPOINT CELLULAR ROUTERS:PW WELLS	454	47000	5950			\$1,750.47	\$1,750.47
CDW GOVERNMENT	CRADLEPOINT CELLULAR ROUTER:HWY 96 SIGNS	453	43800	3190			\$1,166.98	\$1,166.98
CLASSIC CATERING/PICNIC PLEASE	HOLIDAY LIGHTING CEREMONY	101	40100	3200		007	\$198.11	\$198.11
CUMMINS NPOWER, LLC	607 FUEL FILTER	701	46500	2220		001	\$83.78	\$83.78
CUMMINS NPOWER, LLC	MOVE GENERATOR FROM BOOSTER TO WELL 6	601	45050	5800			\$1,304.99	\$1,304.99
FACTORY MOTOR PARTS COMPANY	JD4210 BATTERY	701	46500	2220		002	\$77.54	\$77.54
FERGUSON WATERWORKS #2516	SEWER REPAIR PARTS	602	45550	2280		001	\$106.18	\$106.18
FERGUSON WATERWORKS #2516	MARKING PAINT	602	45550	2280		001	\$182.40	\$182.40
FIRST LAB, INC.	CLD RANDOM	101	40210	3190		002	\$98.70	\$98.70
FLEETPRIDE INC	CROSSWIND MUDFLAP	701	46500	2220		002	\$16.42	\$16.42
GOPHER STATE ONE-CALL	GOPHER ONE LOCATE CHARGE	601	45050	3190		001	\$139.39	\$557.55
		602	45550	3190		001	\$139.39	
		603	45850	3190		001	\$139.39	
		604	42600	3190			\$139.38	
GRAINGER, INC.	LIGHT BULBS AND BATTERIES	101	43710	2240			\$124.08	\$124.08
GRAINGER, INC.	MULTI-BIT SCREW DRIVER SET	101	43710	2400			\$18.98	\$18.98
GRAINGER, INC.	TOWEL DISPENSER WTP	601	45050	2280		005	\$68.28	\$68.28
GREENHAVEN PRINTING	SEPT/OCT SHOREVIEWS	101	40400	3220		001	\$2,448.90	\$7,335.90
		101	40400	3390		002	\$4,887.00	
HACH COMPANY	FLUORIDE TESTING	601	45050	2160		001	\$244.43	\$244.43
HAWKINS, INC.	150# CLYINDERS OF CHLORINE BOOSTER	601	45050	2160		001	\$405.00	\$405.00
HAWKINS, INC.	1 TON CHLORINE BOOSTER	601	45050	2160		001	\$700.00	\$700.00
HOMELAND HEALTH SPECIALISTS, I	WELLNESS/FLU CLINIC	101	40210	4890		010	\$15.00	
I-STATE TRUCK CENTER	605 DOOR SWITCH	701	46500	2220		001	\$6.29	\$6.29
INSTRUMENTAL RESEARCH INC	MONTHLY SAMPLES	601	45050	3190		001	\$380.00	\$380.00
KENNEDY & GRAVEN, CHARTERED	CENTURYLINK FRANCHISE	230	40900	3190			\$393.75	\$393.75
LAKE JOHANNA FIRE DEPT	REIMBURSEMENT OF CAPITAL EXP-REPLACE FEN	405	41200	3190			\$12,586.00	\$12,586.00
LILLIE SUBURBAN NEWSPAPERS INC	FALL JOBS ADS- BULLETED LIST	101	40210	3360		001	\$1,032.00	\$1,032.00
MAC QUEEN EQUIPMENT INC.	CROSSWINDS SWEEPER PARTS	701	46500	2220		002	\$43.71	\$43.71
MAC QUEEN EQUIPMENT INC.	CROSSWINDS SWEEPER PARTS	701	46500	2220		002	\$154.39	\$154.39

PROPOSED MOTION

MOVED BY COUNCILMEMBER _____

SECONDED BY COUNCILMEMBER _____

to approve Resolution No. 16-100 reducing the following escrows:

Development Cash Deposits for the following properties in the amounts listed:

230 Owasso Lane E	Summit Design Build	\$ 2,000.00
230 Owasso Lane E	Summit Design Build/Larson	\$ 1,000.00
3382 Lexington Ave	Rick Karjalahti	\$ 202.50

ROLL CALL: AYES____NAYS____

JOHNSON

QUIGLEY

SPRINGHORN

WICKSTROM

MARTIN _____

REGULAR COUNCIL MEETING

NOVEMBER 7, 2016

t:/development/erosion_general/erosion110716

TO: MAYOR, CITY COUNCIL, CITY MANAGER

FROM: THOMAS L. HAMMITT
SENIOR ENGINEERING TECHNICIAN

DATE: OCTOBER 26, 2016

SUBJECT: DEVELOPER ESCROW REDUCTIONS

INTRODUCTION

The following escrow reductions have been prepared and are presented to the City Council for approval.

BACKGROUND

The property owners/builders listed below have completed all or portions of the erosion control and turf establishment, landscaping or other construction in the right of way as required in the development contracts or building permits.

230 Owasso Lane E	Erosion, Grading Cert completed
230 Owasso Lane E	Erosion control completed
3382 Lexington Ave	Landscape Screening completed

RECOMMENDATION

It is recommended that the City Council approve releasing all or portions of the escrows for the following properties in the amounts listed below:

230 Owasso Lane E	Summit Design Build	\$ 2,000.00
230 Owasso Lane E	Summit Design Build/Larson	\$ 1,000.00
3382 Lexington Ave	Rick Karjalahti	\$ 202.50

PROPOSED

**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF SHOREVIEW, MINNESOTA**

HELD NOVEMBER 7, 2016

* * * * *

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City on November 7, 2016 at 7:00 p.m. The following members were present:

and the following members were absent:

Member introduced the following resolution and moved its adoption.

RESOLUTION NO. 16-100

**RESOLUTION ORDERING ESCROW REDUCTIONS
AT VARIOUS LOCATIONS IN THE CITY**

WHEREAS, various builders and developers have submitted cash escrows for erosion control, grading certificates, landscaping and other improvements, and

WHEREAS, City staff have reviewed the sites and developments and is recommending the escrows be returned.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Shoreview, Minnesota, as follows:

The Shoreview Finance Department is authorized to reduce the cash deposit in the amounts listed below:

230 Owasso Lane E	Summit Design Build	\$ 2,000.00
230 Owasso Lane E	Summit Design Build/Larson	\$ 1,000.00
3382 Lexington Ave	Rick Karjalahti	\$ 202.50

The motion for the adoption of the foregoing resolution was duly seconded by Member and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

WHEREUPON, said resolution was declared duly passed and adopted this 7th day of November, 2016.

STATE OF MINNESOTA)
)
COUNTY OF RAMSEY)
)
CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City Council held on the 7th day of November, 2016 with the original thereof on file in my office and the same is a full, true and complete transcript therefrom insofar as the same relates reducing various escrows.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 8th day of November, 2016.

Terry C. Schwerm
City Manager

SEAL

PROPOSED RESOLUTION

MOVED BY COUNCILMEMBER _____

SECONDED BY COUNCILMEMBER _____

to adopt Resolution No.16-103 approving Payment No. 3 (Final), in the amount of \$22,864.98 for Well 6 Raw Water Main, City Project 16-06.

ROLL CALL:	AYES	NAYS
------------	------	------

JOHNSON	_____	_____
QUIGLEY	_____	_____
SPRINGHORN	_____	_____
WICKSTROM	_____	_____
MARTIN	_____	_____

REGULAR COUNCIL MEETING
NOVEMBER 7, 2016

TO: MAYOR, CITY COUNCIL, CITY MANAGER

FROM: TOM WESOLOWSKI, CITY ENGINEER

DATE: NOVEMBER 1, 2011

SUBJECT: WELL 6 RAW WATER MAIN,
CITY PROJECT 16-06, PAYMENT NO. 3 (FINAL)

INTRODUCTION

Payment No. 3 (Final) has been prepared by the City's Consultant for the project, Advanced Engineering (AE2S), reviewed by staff, and must be approved by Council. A copy of the payment is attached at the end of this report.

BACKGROUND

On March 21, 2016, the City Council awarded a contract to GM Contracting, Inc. in the amount of \$432,270.95 for the Well 6 Raw Water Main, City Project 16-06 and authorized the Mayor and City Manager to sign said contract. On October 17, 2016, Change Order No.1, in the amount of \$25,027.90 was approved by the City Council for a revised contract amount of \$457,298.85.

DISCUSSION

The raw water main project was constructed in accordance with the approved plans and specifications, GM Contracting, Inc. has submitted all the required paperwork, and AE2S is recommending final payment.

RECOMMENDATION

It is recommended the Council adopt the attached proposed resolution approving Payment No. 3 (Final) to GM Contracting, Inc. for the Well 6 Raw Water Main, City Project 16-06.



October 31, 2016

Tom Wesolowski, P.E.
City Engineer
City of Shoreview
4600 Victoria Street North
Shoreview, MN 55126

**Re: Recommendation for Final Payment
Shoreview Well No. 6 Raw Water Main Project
City of Shoreview, Minnesota**

Dear Mr. Wesolowski:

GM Contracting, Inc. has successfully completed construction of the Shoreview Well No. 6 Raw Water Main Project and the project is ready for final payment. The project consisted of constructing a raw water transmission main from Well House No. 6 and connecting to an existing 30-inch water transmission main.

Enclosed is a final pay request in the amount of \$22,864.98 and the contractor's IC134 form for your review and processing. We recommend paying the contractor and finalizing the project.

Should you have any questions or comments please feel free to contact me.

Sincerely,

AE2S

Nancy Zeigler, P.E.
Project Manager

Attachment

c: file

Final Payment

Payment # 3 & Final

To: City of Shoreview (OWNER)
From: GM Contracting, Inc. (CONTRACTOR)
Contract: Well No. 6 Raw Water Main
Project: Project No. 16-06 Well No. 6 Raw Water Main

ENGINEER's Project No. P05480-2007-000

For Work accomplished through the date of: 10/28/2016

1 Original Contract Price:	\$432,270.95
2 Net change by Change Orders and Written Amendments (+ or -)	\$25,027.90
3 Current Contract Price (1 plus 2)	\$457,298.85
4 Total completed and stored to date:	\$467,299.65
5 Retainage (per Agreement):	
0.00% of completed work and stored:	\$0.00
Total reduction: For site restoration at Well House 6 by City in spring 2017	\$500.00
6 Total completed and stored to date less retainage (4 minus 5)	\$466,799.65
7 Less previous Application for Payments:	\$443,934.67
8 DUE THIS APPLICATION	\$22,864.98

Accompanying Documentation:
Contractor's Invoice

CONTRACTOR'S Certification:

Payment numbered 1 through 3 inclusive;
The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER on account of Work done under the Contract referred to above have been applied on account to discharge CONTRACTOR's legitimate obligations incurred in connection with Work covered by prior Applications for Payment. (2) title of all Work, materials and equipment incorporated in said Work otherwise listed or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to OWNER indemnifying OWNER against any such Lien, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contracts Documents and not defective.

Dated: 10/28/2016

GM Contracting, Inc.
CONTRACTOR

By: 

Payment of \$22,864.98 DUE THIS APPLICATION is approved.

Dated: 10/28/2016

Advanced Engineering and Environmental Services, Inc.
ENGINEER

By: 

Payment of \$22,864.98 DUE THIS APPLICATION is approved.

Dated:

City of Shoreview
OWNER

By:

**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF SHOREVIEW, MINNESOTA**

HELD NOVEMBER 7, 2016

* * * * *

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City on November 7, 2016 at 7:00 pm. The following members were present:

;

and the following members were absent:

Member introduced the following resolution and moved its adoption.

RESOLUTION NO. 16-103

APPROVING PAYMENT NO. 3 (FINAL)
FOR
WELL 6 RAW WATER MAIN
CITY PROJECT 16-06

WHEREAS, on March 21, 2016, the City Council awarded a contract to GM Contracting, Inc. in the amount of \$432,270.95 for the Well 6 Raw Water Main, City Project 16-06 and authorized the Mayor and City Manager to sign said contract, and

WHEREAS, on October 17, 2016, Change Order No.1, in the amount of \$25,027.90 was approved by the City Council for a revised contract amount of \$457,298.85, and

WHEREAS, Payment No.3 (Final) in the amount of \$22,864.98 for a total amount of work completed of \$466,799.65 has been prepared by the City's Consultant and reviewed by staff, and

WHEREAS, the Director of Public Works has recommended approval of proposed Payment No. 3 (Final).

NOW, THEREFORE, BE IT RESOLVED by the City Council of Shoreview, Minnesota, that Payment No. 3 (Final) in the amount of \$22,864.98 for a total amount of work completed of \$466,799.65 is hereby approved.

The motion for the adoption of the foregoing resolution was duly seconded by Member and upon vote being taken thereon, the following voted in favor thereof: ;

The following voted against the same:

WHEREUPON, said resolution was declared duly passed and adopted this 7th day of November, 2016.

STATE OF MINNESOTA)
)
COUNTY OF RAMSEY)
)
CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City Council held on the 7th day of November, 2016, with the original thereof on file in my office and the same is a full, true and complete transcript therefrom insofar as the same relates to the approval of Payment No. 3 (Final), for Well 6 Raw Water Main, City Project 16-06.

WITNESS MY HAND officially as such Manager and the corporate seal of
the City of Shoreview, Minnesota, this 8th day of November, 2016.

SEAL

Terry C. Schwerm
City Manager

PROPOSED MOTION

MOVED BY COUNCILMEMBER _____

SECONDED BY COUNCILMEMBER _____

To adopt Resolution No. 16-102 approving the maintenance agreement between the City and the Rice Creek Watershed District for stormwater infrastructure associated with the Gramsie Woods Development, City Project 16-13 and authorizing the Mayor to sign the agreement.

ROLL CALL: **AYES**____ **NAYS**_____

JOHNSON	_____	_____
QUIGLEY	_____	_____
SPRINGHORN	_____	_____
WICKSTROM	_____	_____
MARTIN	_____	_____

REGULAR COUNCIL MEETING

NOVEMBER 7, 2016

#16-102

TO: MAYOR, CITY COUNCIL, CITY MANAGER

FROM: TOM WESOLOWSKI, CITY ENGINEER

DATE: NOVEMBER 1, 2016

SUBJ: APPROVAL OF MAINTENANCE AGREEMENT FOR STORMWATER
INFRASTRUCTURE ASSOCIATED WITH THE GRAMSIE WOODS
DEVELOPMENT, CITY PROJECT 16-13

BACKGROUND

At the October 17, 2016 meeting the City Council approved the preliminary plan and rezoning applications and the final plat and development agreement will be presented to the Council for approval at the November 7, 2016 meeting. The Gramsie Woods Development is located within the Rice Creek Watershed District (RCWD), which has regulatory authority for stormwater management on the site.

DISCUSSION

As part of the Gramsie Woods Development the developer, Golden Valley Land Company, will be constructing public infrastructure that includes a stormwater collection and treatment system. Once the construction of the stormwater infrastructure is complete the City assumes ownership and maintenance responsibilities. The following stormwater infrastructure will be installed:

1. Bio-filtration pond and associated underground piping

The Golden Valley Land Company is required to obtain a stormwater permit from the RCWD for the Gramsie Woods Development construction. As a condition of the permit a maintenance agreement between the RCWD and the owner of the stormwater infrastructure is required. Because the City will be assuming ownership of the infrastructure the City must enter into the agreement with the RCWD. A copy of the agreement is attached at the end of this report. The maintenance requirements listed in the agreement are consistent with City's existing maintenance strategies. Council approval is required for the City to enter into an agreement with the RCWD.

RECOMMENDATION

It is recommended that the City Council approve the maintenance agreement for the stormwater collection and treatment system that will be installed as part of the Gramsie Woods Development, City Project 16-13, and authorize the Mayor to sign the agreement.

TEW/

MAINTENANCE AGREEMENT
Stormwater Management Facilities
Gramsie Woods Filtration Basin

Rice Creek Watershed District and City of Shoreview

This Maintenance Agreement ("Agreement") is made by and between the Rice Creek Watershed District, a watershed district with purposes and powers set forth at Minnesota Statutes Chapters 103B and 103D of the laws of the State of Minnesota, (RCWD), and the City of Shoreview ("City"), a city and political subdivision of the State of Minnesota.

Recitals and Statement of Purpose

WHEREAS pursuant to Minnesota Statutes § 103D.345, the RCWD has adopted and implements Rule C, Stormwater Management Plans, and in accordance therewith has approved Permit 16-080 in the name of permittee Golden Valley Land Co.;

WHEREAS Rule C imposes an obligation for perpetual maintenance of stormwater management facilities, which obligation must be memorialized by a recorded maintenance declaration or, for facilities on public property, by a maintenance agreement with the property owner;

WHEREAS in this case the permittee will meet this obligation through the commitment of the City to maintain the facilities located on City property and identified on the site plan incorporated into this Agreement as Exhibit A ("Facilities"), which commitment is made to allow for issuance of Permit 16-080 for the mutual benefit of the City and the permittee;

WHEREAS the City and the RCWD execute this Agreement to fulfill the condition of Permit 16-080, and concur that it is legally binding and rests on mutual valuable consideration;

THEREFORE:

1. The City, at its cost, will inspect and maintain the Facilities delineated and labeled on Exhibit A as follows: Gramsie Woods Filtration Basin. The City will:

a. Obtain certified as-built contours for all ponds and inspect the ponds, and associated outlet structures, culverts and outfall structures one year and two years after the completion of as-builts, including measuring sediment accumulation by a method accurate to within one vertical foot. Thereafter, perform inspections in the fifth year after pond completion and every five years thereafter. If inspections show that sediment may accumulate to 50 percent of wet storage volume, or 25 percent of dry detention volume, within less than five years, the City will inspect more frequently. Pond function will be considered inadequate if sediment accumulation has decreased the wet storage volume by 50 percent or dry detention volume by 25 percent, and the City will restore the basin to its original design elevations and dimensions and restore vegetation in disturbed areas within one year of the inspection date.

b. Inspect stormwater infiltration and filtration basins, including rain gardens, annually, to preserve live storage capacity at or above the design volume. Remove vegetation, maintain healthy plant growth and remove excess sediment and debris to ensure that the Facilities continue to perform per design.

c. Inspect grit chambers, sump catch basins and sump manholes annually. Accumulated sediment and debris will be removed so that the each Facility continues to operate as designed and erosion or structural problems are corrected.

d. Inspect conveyances and other structures annually. Ensure preservation of designed hydraulic capacity.

2. If the City conveys into private ownership a fee interest in all or any portion of the public property that is subject to this Agreement, it must require as a condition of sale, and enforce: (a) that the purchaser record a declaration on the property incorporating the Facility maintenance requirements of this Agreement; and (b) that recordation occur either before any encumbrance is recorded on the

property or, if after, only as accompanied by a subordination and consent executed by the encumbrance holder ensuring that the declaration will run with the land in perpetuity. If the City conveys into public ownership a fee interest in all or any portion of the property that is subject to this Agreement, it must require as a condition of the purchase and sale agreement that the purchaser accept an assignment of all obligations vested under this Agreement.

3. This Agreement is in force for five years from the date on which it is fully executed and will renew automatically for five-year terms unless terminated by the parties. This Agreement may be amended only in a writing signed by the parties.

4. The recitals are incorporated as a part of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

RICE CREEK WATERSHED DISTRICT

By _____
RCWD Administrator, Phil Belfiori

Date:

CITY OF SHOREVIEW

By: _____
Its _____

Date:

[SITE PLAN/MAP WITH ALL FACILITIES DENOTED]



**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF SHOREVIEW, MINNESOTA**

HELD NOVEMBER 7, 2016

* * * * *

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Shoreview, Minnesota, was duly called and held at the Shoreview City Hall in said City on November 7, 2016, at 7:00 p.m. The following members were present:

; and the following members were absent:

Member introduced the following resolution and moved its adoption.

RESOLUTION NO. 16-102

**APPROVING THE MAINTENANCE AGREEMENT BETWEEN THE CITY AND THE
RICE CREEK WATERSHED DISTRICT FOR STORMWATER INFRASTRUCTURE
ASSOCIATED WITH CITY PROJECT 16-13**

WHEREAS, stormwater infrastructure will be installed as part of the Gramsie Woods Development; and

WHEREAS, the City of Shoreview will assume ownership and maintenance responsibilities of the stormwater infrastructure; and

WHEREAS, the Gramsie Woods Development is located within the Rice Creek Watershed District; and

WHEREAS, it is necessary for the City to enter into the maintenance agreement as a condition of the Rice Creek Watershed Permit #16-080.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SHOREVIEW, MINNESOTA:

That the Maintenance Agreement between the City and the Rice Creek Watershed for stormwater infrastructure associated with City Project No. 16-13 is hereby approved and authorize the Mayor to sign said agreement.

The motion for the adoption of the foregoing resolution was duly seconded by Member , and upon vote being taken thereon, the following voted in favor thereof: ;

and the following voted against the same:

WHEREUPON, said resolution was declared duly passed and adopted this 7th day of November, 2016.

STATE OF MINNESOTA)

)

COUNTY OF RAMSEY)

)

CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City Council held on the 7th day of November 2016, with the original thereof on file in my office and the same is a full, true and complete transcript therefrom insofar as the same relates to approving the Maintenance Agreement between the City and the Rice Creek Watershed District for Stormwater Infrastructure with City Project 16-13.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 8th day of November 2016.

Terry Schwerm
City Manager

SEAL

PROPOSED MOTION

MOVED BY _____

SECONDED BY _____

to adopt Resolution No. 16-101, approving Change Order No. 1, in the amount of \$16,098.00 and Contractor Payment No 3, Final, in the amount of \$1,812.70 for the 2016 Street Light Replacement Project No. 16-03 to Q3 Contracting.

ROLL CALL: AYES _____ NAYS _____

JOHNSON	_____	_____
QUIGLEY	_____	_____
SPRINGHORN	_____	_____
WICKSTROM	_____	_____
MARTIN	_____	_____

REGULAR COUNCIL MEETING
NOVEMBER 7, 2016

tlh

#16-03

t:/projects/2016/16-03streetlightreplacements/council/final payment2016

TO: MAYOR, CITY COUNCIL, CITY MANAGER

FROM: THOMAS L HAMMITT
SENIOR ENGINEERING TECHNICIAN

DATE: OCTOBER 26, 2016

SUBJ: APPROVE CHANGE ORDER NO 1 AND PAYMENT NO. 3, FINAL
2016 STREET LIGHT REPLACEMENTS, PROJECT NO. 16-03

INTRODUCTION

Change Order No. 1 and Contractor Payment No 3, Final, has been prepared by staff and is presented to Council for approval.

BACKGROUND

On June 6, 2016, the City of Shoreview authorized a contract with Q3 Contracting for the replacement of street lights in the area bounded by Debra Lane to Chandler Road and Mound Avenue to Tanglewood Drive. The approved contract amount was \$74,537.00. The proposal also included Area 2, Kent Drive, Kent Court, Kent Circle and Mercury Circle. To include Area 2 put the project over budget so it was deleted before award. During the project staff requested a quote for only the south half of Area 2, Kent Drive and Kent Court. This was then incorporated into the project as Change Order No. 1.

DISCUSSION

The contractor has completed all portions of the project. XCEL has energized the systems and all lights are working. The project came in on budget and all testing and inspections have been completed and have shown the work to be acceptable.

RECOMMENDATION

It is recommended that Council adopt Resolution No. 16-101, approving Change Order No. 1 in the amount of \$16,098.00 and Contractor Payment No. 3 (Final) in the amount of \$1,812.70 for the project.

tlh

#16-03

t:/projects/2016/16-03streetlightreplacements/council/final payment2016

APPLICATION FOR PAYMENT

NO. 3 - FINAL

PROJECT: 2016 STREET LIGHT REPLACEMENTS

OWNER: CITY OF SHOREVIEW

PROJECT NO: PROJECT 16-03

CONTRACTOR: Q3 CONTRACTING

APPLICATION DATE: 10/22/2016 FOR PERIOD ENDING: 10/26/2016

STATEMENT OF WORK

ORIGINAL CONTRACT AMOUNT	\$ <u>74,537.00</u>
NET CHANGE BY CHANGE ORDER	\$ <u>16,098.00</u>
CONTRACT AMOUNT TO DATE	\$ <u>90,635.00</u>
TOTAL AMOUNT OF WORK COMPLETED	\$ <u>90,635.00</u>
LESS 0 % RETAINAGE	\$ <u>-</u>
AMOUNT DUE TO DATE	\$ <u>90,635.00</u>
LESS PREVIOUS PAYMENTS	\$ <u>88,822.30</u>
PAYMENT DUE THIS APPLICATION	\$ <u>1,812.70</u>

APPLICATION FOR PAYMENT
Page Two

I certify that all items and amonunts shown are correct for the work completed to date.

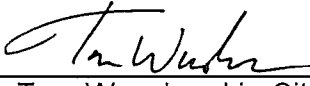
CONTRACTOR: Q3 CONTRACTING

BY: _____
(Name and Title)

DATE: _____

APPROVED FOR PAYMENT

OWNER: CITY OF SHOREVIEW

BY: 
Tom Wesolowski - City Engineer

DATE: 10/26/16

CITY OF SHOREVIEW CONTRACT CHANGE ORDER

Project: 2016 Street Light Replacements
South Half of Kent Area, Item 2
City Project No.: 16-03
Change Order Number: 1 (One)
Date: August 19, 2016
Contractor: Q3 Contracting

The additions, revisions and corrections contained herein shall be made to the Contract Documents for the project and shall become part of the Scope of Work.

- Add 4 replacements in the south ½ of Kent Dr/Kent Ct, Item 2.

1 LS @ \$16,098.00 = \$ 16,098.00

Total Change Order No. 1 \$ 16,098.00

SUMMARY

Original Contract Amount:	\$ 74,537.00
Change Order No. 1 Addition	<u>\$ 16,098.00</u>
Amended Contract Amount	\$ 90,635.00

APPROVALS:

APPROVED BY: City of Shoreview

By: 

Title: Director of Public Works

Date: 08/19/16

*** PROPOSED***

**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF SHOREVIEW, MINNESOTA**

HELD NOVEMBER 7, 2016

* * * * *

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City on November 7, 2016, at 7:00 p.m. The following members were present:

and the following members were absent:

Member introduced the following resolution and moved its adoption.

RESOLUTION NO. 16-101

**2016 STREET LIGHT REPLACEMENT PROJECT NO. 16-03
CHANGE ORDER NO 1
CONTRACTOR PAYMENT NO. 3 (FINAL)**

WHEREAS, on June 6, 2016, a contract was awarded to Q3 Contracting, in the amount of \$74,537.00, for the area bounded by Debra Lane to Chandler Road and Mound Avenue to Tanglewood Drive, City Project No. 16-03, and

WHEREAS, the contractor, Q3 Contracting, has completed all work on the project, including Change Order No.1, in the amount of \$16,098.00 and is now requesting final payment, in the amount of \$1,812.70, and

WHEREAS, all testing and inspections have been completed and have shown the work to be acceptable, and

WHEREAS, the City Engineer has recommended approval of the Contractor Payment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Shoreview, Minnesota, as follows:

That Change Order No. 1 in the amount of \$16,098.00 and Contractor Payment No. 2 (Final), in the amount of \$1,812.70, is hereby approved for a total project contract amount of \$90,635.00.

The motion for the adoption of the foregoing resolution was duly seconded by Member and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

WHEREUPON, said resolution was declared duly passed and adopted this 7th day of November, 2016.

STATE OF MINNESOTA)

COUNTY OF RAMSEY)

CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City Council held on the 7th day of November 2016, with the original thereof on file in my office and the same is a full, true and complete transcript therefrom insofar as the same relates to the Contractor Payment for the 2016 Street Light Replacement Project No.16-03.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 8th day of November, 2016.

Terry C. Schwerm
City Manager

SEAL

Proposed Motion to Approve

Moved by Councilmember _____

Seconded by Councilmember _____

To approve the Special Fence Permit for Sarah McGuiness, 224 Janice Street, allowing a 6-foot tall fence in the front and side yard abutting a street. Said fence serves a special purpose by providing a needed safety barrier for her son. This permit is approved subject to the following:

1. The approval permits a 6-tall chain link fence along the perimeter of the property at 224 Janice Street. The fence height exceeds the maximum 4-foot height permitted in the front yard and side yard adjacent to a street.
2. The fence shall not be placed within the traffic visibility triangle which extends 15 feet from the intersecting street right-of-way lines for Janice Street and Soo Street.
3. The fence serves a special purpose which is to provide personal safety and security for the applicant's son. Upon sale of the property or vacation of the property by the applicant and/or her son, the fence shall be brought into compliance with the City's Development Code. The applicant shall notify the City a minimum of 30-days prior to said sale or vacation of the property.
4. The fence shall be maintained in accordance with the standards of the Development Code.
5. The fence shall be constructed in accordance with the submitted plans. The fence material is restricted to chain link (open mesh). No portion of the structure can be constructed with wood or include privacy screening slats.
6. The applicant shall obtain a building permit for the structure.
7. The Special Fence Permit or Memorandum of Approval shall be recorded at Ramsey County.

Vote: Ayes: _____

Nays: _____

Johnson _____

Quigley _____

Springhorn _____

Wickstrom _____

Martin _____

City Council Meeting

November 7, 2016

TO: Mayor, City Council, City Manager

FROM: Kathleen Castle, City Planner

DATE: October 31, 2016

SUBJECT: Case File 2636-16-35, Special Purpose Fence – McGuinness – 224 Janice Street

Introduction

Sarah McGuinness submitted a Special Purpose Fence application to install a 6-foot tall chain link fence on her property at 224 Janice Street. A special purpose fence is a fence that is installed for a special purpose and differs from the City's fence requirements due to the construction, height or length. This application was considered complete on October 13, 2016.

Project Description

Ms. McGuinness is proposing to replace the existing chain link fence located on the perimeter of her property with a 6-foot tall chain link fence. The purpose of the fence is to provide a safety barrier for her son who has a medical diagnosis of Autism, Developmental Delay, Severe Cognitive Delay and Apraxia. A Special Purpose Fence Permit is needed because the proposed fence exceeds the maximum 4-foot height permitted in the front yard and side yard abutting a street. Please see the attached plan.

Site Characteristics

The property is located on the southwest corner of Soo Street and Janice Street. It has an area of about 16,944 square feet, a width of 96.6' along Janice Street and approximately 142' of frontage along Soo Street. The alleyway along the rear of the property has been vacated. Single family residential land uses are located to the north, west and south. To the east, across Soo Street, is the rail line and the former Ramsey County Maintenance property.

There is a single family home on the property that is oriented towards Janice Street. There is also a detached garage which is oriented towards and has access off of Soo Street. The yard adjacent to Janice Street is considered the front yard while the yard adjacent to Soo Street is a side yard adjacent to a street.

There is a fence along the perimeter of the property that is about 3-feet tall. A fence permit is on file for a fence constructed in 1964. The records are not clear as to whether this is the fence that was permitted at that time.

Development Code

Section 203.042 establishes a permitting process for fences that differ in construction, height, or length. These types of fences are permitted in any district provided a Special Purpose Fence Permit is approved by the City Council. Before issuing a permit, the City Council may require the applicant to secure in writing the consent of the adjoining property owners. The City Council may also submit the matter to the Planning Commission for its recommendation.

The City Staff notified property owners who have property adjacent to the subject parcel, including across the street, of the proposed fence and review by the Planning Commission.

The property is located in the R1, Detached Residential Zoning District. Per Development Code Section 205.080(D)(7), fences are permitted in Residential Districts provided the following standards are met:

(b) Height. Fences in front yards or any yard adjacent to a public road right-of-way or road easement shall not exceed 4 feet in height except:

(i) Fences in a rear yard of a double fronted lot, adjacent to an arterial or collector roadway, may be up to 6 feet in height.

(ii) On corner lots whose side yard abuts an arterial roadway, fences in that side yard may be up to 6 feet in height provided that the fence is setback at least 10 feet from the property line abutting the right-of-way or any pedestrian or road easement and plantings (shrubs or trees) as approved by the City are established and maintained between the fence and the right-of-way or easement.

Soo Street is classified as a B Minor Arterial.

Fences in other side or rear yards shall not exceed 6 feet in height. In no case shall the combined height of any fence and berm exceed the maximum height permitted by more than one (1) foot.

Applicant's Statement

The applicant's statement is attached. The intent of this fence is to provide a containment barrier for her son who has a medical diagnosis of Autism, Developmental Delay, Sever Cognitive Delay and Apraxia. Her son has a history of elopement or wandering away and a taller fence is needed since he can easily scale the existing fence. The height of the fence preferred is 6 feet, however, a 5-foot tall fence would be acceptable. The proposed fence will be in the same location as the existing fence. No changes are planned to the landscaping or vegetation.

A letter from her son's Occupational Therapist is also attached.

Staff Review

Ms. McGuinness is proposing to install a 6-foot tall chain link fence along the perimeter of her property, including the property lines adjacent to Janice Street and Soo Street. A 6-foot tall fence could be constructed in the side yard along Soo Street provided it is setback 10-feet from the property line. The proposed fence would replace an existing fence that is approximately 3 feet tall.

The intent of the fence height limits in the front yard and side yard adjoining a street is to minimize the visual impact these structures have on the neighborhood, preserve a sense of open space typical of the suburban development pattern, traffic visibility and allow air and light flow. Fences also intended to provide personal security. The height limitations in yards adjacent to streets balance the personal security needs with the other concerns related to fences.

In staff's opinion, the applicant's request is reasonable and a Special Purpose Fence Permit justified. Staff does have some concerns regarding the proposed placement of the fence near the street rights-of-ways and the aesthetic character.

The street pavement for Janice Street is about 19' from the front property line. The pavement for Soo Street is closer and is about 5' from the front property line. There is a stop sign at this intersection. Staff is recommending the fence be placed outside of the traffic visibility triangles (Section 206.010 (B)) to alleviate any issues related to traffic visibility. This triangle extends 15-feet from the intersection of the property lines adjacent to Janice Street and Soo Street.

Staff does have some concern about the aesthetic character of the fence with respect to the neighborhood. The applicant's Occupational Therapist has stated that a 6 foot tall fence is preferred over a 5-foot tall fence since the applicant's son is still growing and will need care throughout his adulthood. While a 6-foot tall fence could be constructed in the side and rear yard without the need for the Special Purpose Fence Permit, it would not fully address the safety needs for the applicant's son. Placement of a taller fence in the front yard provides the extra security measures needed. Further, it is staff's opinion that increasing the fence setback farther from the front and side property lines will not alter the aesthetic impact of the fence. The proposed chain link material will provide some transparency and have a lesser visual impact than a wooden privacy fence. Vegetation along Janice Street will provide some screening of the fence.

Along Soo Street, there is existing vegetation that may need to be removed if the fence were setback 10-feet from the property line. It is staff's preference that the vegetation be retained. While there will be a visual impact of the fence from Soo Street, the property immediately to the east is the rail line. The fence will not have an impact on the rail property.

Public Comment

Adjoining property owners, including Ramsey County were notified of this request. Ramsey County Public Works staff stated that they do not have any objections to the proposed fence. The County staff notes a sight distance restriction to the east but a taller fence would not create visibility problems due to the posted speed limit.

One other written comment was received in support of the proposal.

Planning Commission Review

The Planning Commission reviewed the fence at their October 25th meeting. The Commission discussed the placement of the fence in relation to the traffic visibility triangle and property lines. While some Commission members preferred a 5-foot tall fence instead of a 6-foot tall fence, they all understood the safety need and recommended the City Council approve the taller 6-foot tall fence with the Special Fence Permit. One condition was added requiring the Special Fence Permit or Memorandum of Approval be recorded at Ramsey County. Approval was recommended with a 6 – 0 vote.

Recommendation

The applicant has demonstrated that the proposed fence will serve a special purpose and is vital to her son's personal safety. Further, staff believes the fence will not create a traffic visibility issue or have a negative aesthetic impact. Staff is recommending the Planning Commission forward a recommendation of approval to the City Council with the following conditions attached:

1. The approval permits a 6-tall chain link fence along the perimeter of the property at 224 Janice Street. The fence height exceeds the maximum 4-foot height permitted in the front yard and side yard adjacent to a street.
2. The fence shall not be placed within the traffic visibility triangle which extends 15 feet from the intersecting street right-of-way lines for Janice Street and Soo Street.
3. The fence serves a special purpose which is to provide personal safety and security for the applicant's son. Upon sale of the property or vacation of the property by the applicant and/or her son, the fence shall be brought into compliance with the City's Development Code. The applicant shall notify the City a minimum of 30-days prior to said sale or vacation of the property.
4. The fence shall be maintained in accordance with the standards of the Development Code.
5. The fence shall be constructed in accordance with the submitted plans. The fence material is restricted to chain link (open mesh). No portion of the structure can be constructed with wood or include privacy screening slats.
6. The applicant shall obtain a building permit for the structure.
7. The Special Fence Permit or Memorandum of Approval shall be recorded at Ramsey County.










Attachments

1. Aerial Location Map
2. Submitted Statements and Plans
3. Fence Code Requirements – Drawing
4. Request for Comment



Legend



-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  Recreational Centers
-  Parcel Points
-  Parcel Boundaries
-  Airports

Notes

224 Janice Street

200.0 0 100.00 200.0 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet
© Ramsey County Enterprise GIS Division

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

October 4, 2016

City of Shoreview
Attn: Kathleen Castle
City Planner
4600 Victoria Street
Shoreview MN 55126

Re: 224 Janice Street – request for Special Purpose Fence

I am requesting a special purpose fence for my property at 224 Janice Street. The property is and will continue to be residential, but in this special case will be occupied by an individual, my son Matthew, who has a medical diagnosis of Autism, Developmental Delay, Severe Cognitive Delay and Apraxia (see attached letter from his Occupational Therapist). The current property has a chain-link fence that is inadequate (too short – only 3 feet in locations) to contain Matthew who has a history of “elopement” (wandering away). As Matthew continues to grow taller his therapist has prescribe a taller fence since he can easily scale the existing fence.

The property has an existing fence and some neighboring properties have taller fences. Therefore, the taller chain link fence proposed (minimum of 5 feet; preferably 6 feet) will not alter the essential character of the neighborhood. There are no changes planned or anticipated to the existing vegetation or landscape.

Attached are drawings that represent the existing locations for the structures and fence, as well as the anticipated location of the new taller chain-link fence (placed in the path of the existing fence). Also attached is an aerial photo of the property from the Ramsey County files.

I have also enclosed the \$100 application fee and for your information copies of the bids from the potential installers.

Please process this special purpose fence request at your earliest opportunity; the security of Matthew may depend on the ability to keep him from easily wandering on to very busy streets. If you have any questions or need additional information please call me so that we can avoid further delays.

Sincerely,



Sarah McGuinness
224 Janice St.
Shoreview MN 55126
(651) 756-9112

copy for city



490 W Hwy 96, Suite 300
Shoreview, MN 55126
Phone: 651-451-3016
Fax: 651-481-7040

14663 Mercantile Dr N
Hugo, MN 55038
Phone: 651-407-3777
Fax: 651-407-7064

9/21/16

To Whom It May Concern:

Matthew McGuinness (DOB: 12/6/03) is currently seen at Kids Abilities for occupational and speech therapy. Matthew has a medical diagnosis of Autism, Developmental Delay, Severe Cognitive Delay and Apraxia. Matthew does not have physical limitations and is quiet agile and strong. Matthew is currently 5 feet tall and still growing.

Due to Matthew's cognitive delays, Matthew requires 24 hour adult supervision. Matthew has a history of elopement and is currently a participant in the Project Lifesaver program through Ramsey County. As part of the Project Lifesaver program, Matthew wears a GPS locator at all times that can be activated if he goes missing.

Despite Matthew's significant cognitive delays, Matthew loves spending time outdoors. Matthew is a true child of nature. Matthew and his mother enjoy spending time outdoors and for them to do this safely and freely at their home, Matthew requires a fence that is at least 5 feet tall.

Due to Matthew's height, strength and agility a fence would need to be at least 5 feet tall to be safe and contain Matthew.

With a fence 5 feet or taller, Matthew will have the freedom like other children his age to play outside in his own yard safely while still under the supervision of an adult.

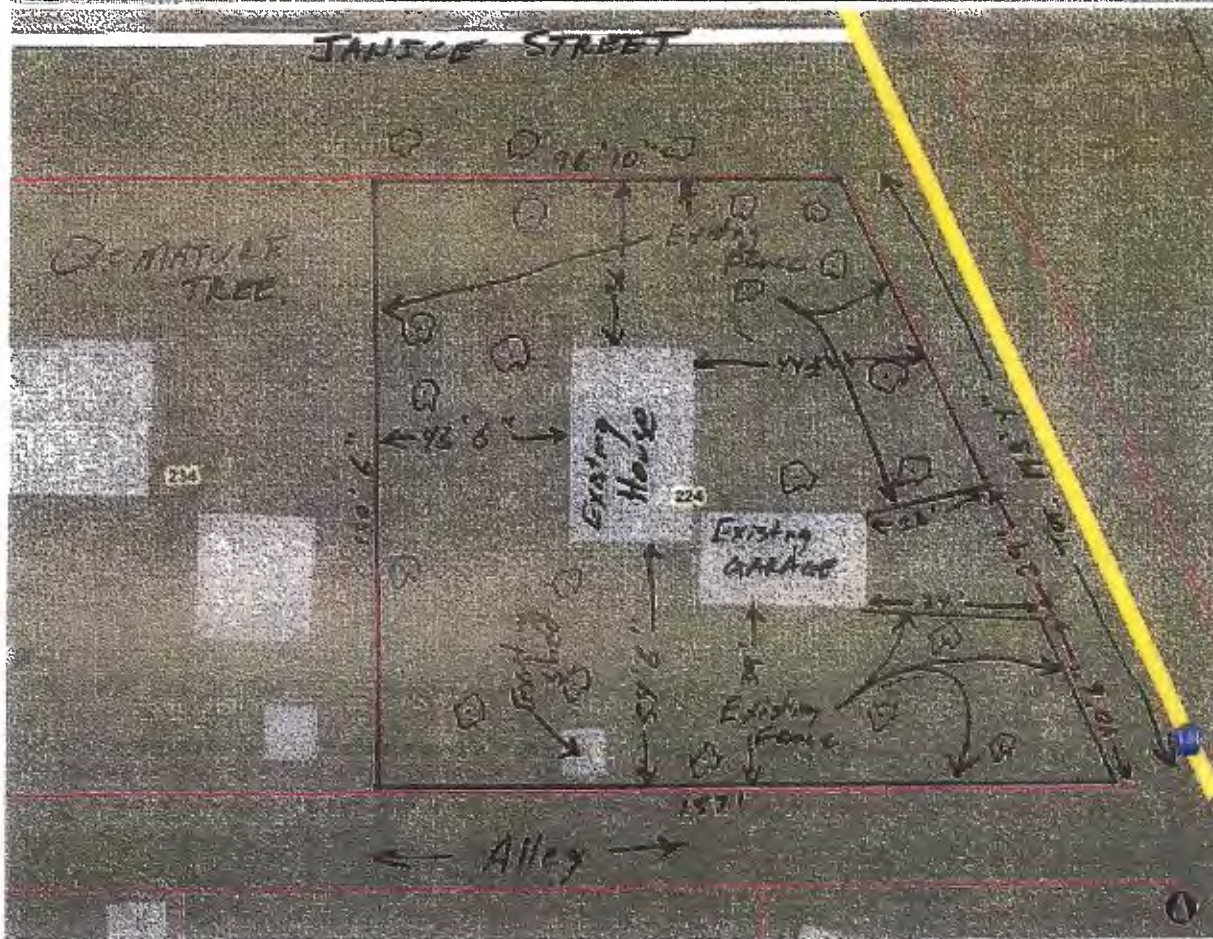
Thank you for considering this families request to keep their child safe along with a high quality of life.

Please do not hesitate to contact this therapist with any additional questions or concerns.

Sincerely,

Heather Haider, OTR/L
Lead Occupational Therapist
Kids Abilities
651-407-3777

EXISTING LOCATION



Legend



- City Hall
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries
- Airports

Notes

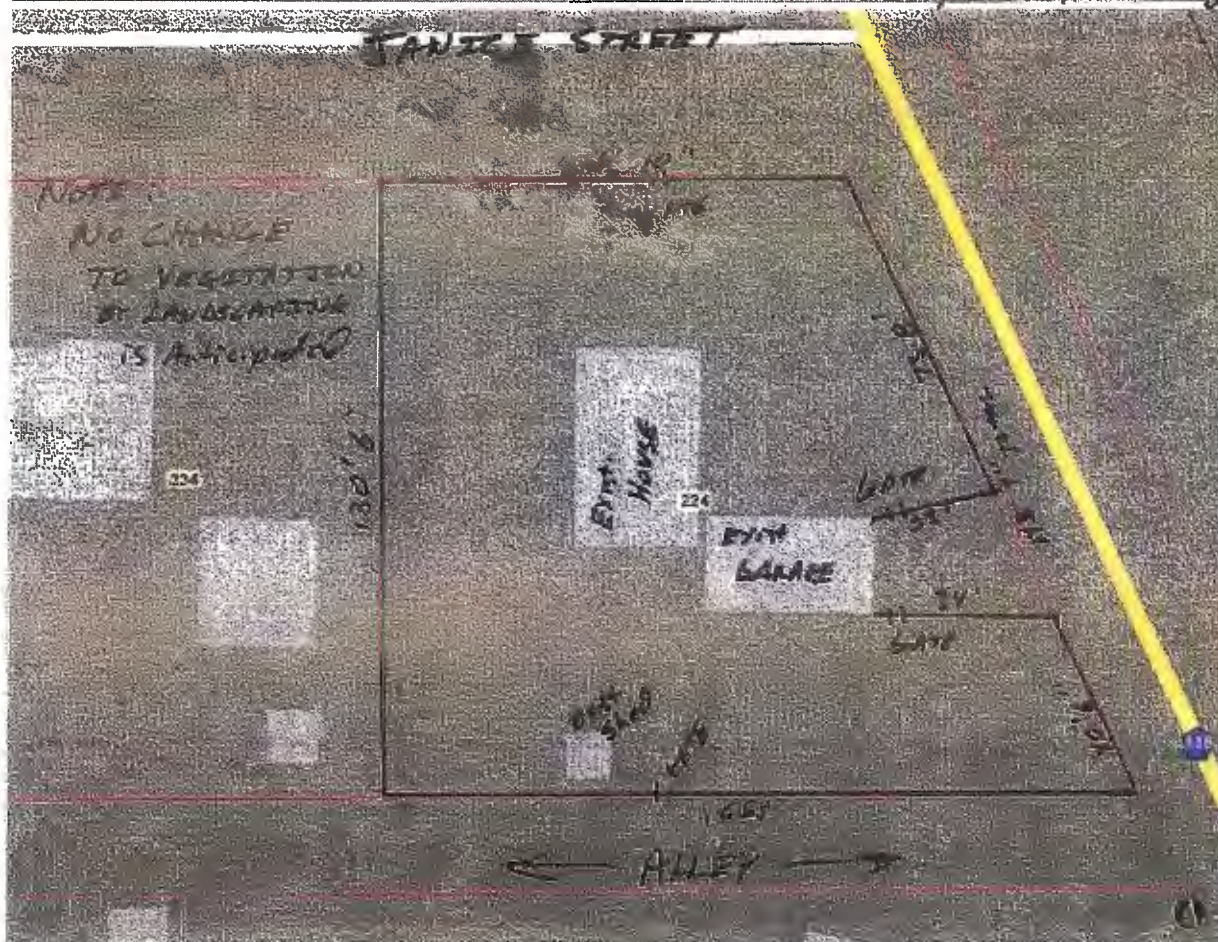
Enter Map Description

50.0 0 30.00 60.0 Feet

H&B 1983 H&B AIR RM Ramsey, Pa
© Ramsey County Enterprise GIS Division

This report is a user-generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

NEW FENCE LOCATION (placed in exact path of existing)



Legend



- City Hall
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries
- Airports

Notes

Enter Map Description

80.0 0 30.0 80.0 Feet

MSAD_1883_HARRIS_Vol_188_Ramsey_Foot
© Ramsey County Enterprise GIS Division

This map is a web generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries
- Airports



Notes

Fence Requirements

60.0 0 30.00 60.0 Feet



Kathleen Castle <kcastle@shoreviewmn.gov>

Proposed Fence at 224 Janice Avenue.

1 message

Lux, Joseph <Joseph.Lux@co.ramsey.mn.us>
To: Kathleen Castle <kcastle@shoreviewmn.gov>

Mon, Oct 17, 2016 at 1:56 PM

Hi, Kathleen:

We received the notice of the request for a special purpose fence at 224 Janice avenue, adjacent to Soo Street and have no objections. There is some sight distance restriction to the east, but it is not a problem at the posted speed limit and would not be affected by installing a higher fence.

Joe Lux

Joseph Lux

Senior Planner

Ramsey County Public Works

1425 Paul Kirkwold Drive

Arden Hills, MN 55112-3933

651-266-7114

<http://www.ramseycounty.us/>





Kathleen Castle <kcastle@shoreviewmn.gov>

Special Purpose Fence

1 message

Teresa Hansen <othermothert@yahoo.com>

Wed, Oct 19, 2016 at 9:46 AM

Reply-To: Teresa Hansen <othermothert@yahoo.com>

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

Hello Kathleen,

This is in response to the notice on File No. 2636-16-35, Special Purpose Fence, at 224 Janice Avenue.

We are the neighbors to the south of Sarah McGuiness. We have seen Sarah to be a wonderful mom! She consistently shows patience, kindness, and understanding to her son, Matthew. We trust her to make decisions that are best for her family.

We support Sarah and Matthew in whatever it takes to help them be safe and happy.

We are unable to attend the Planning Commission meeting on October 25th, but wanted to comment in favor of this request.

Thank you,

Dan and Teresa Hansen
227 Grand Avenue

TO: Mayor, City Council and City Manager

FROM: Niki Hill, AICP, Economic Development and Planning Associate

DATE: October 20, 2016

SUBJECT: File No.2635-16-24, Comprehensive Sign Plan Amendment, Topline Advertising/Target Corporation, 3800 Lexington Avenue

Introduction

Target Corporation is adding a new liquor store in their existing SuperTarget. They have submitted an application to amend the existing Comprehensive Sign Plan. The proposal includes adding a new “Wine and Spirits” sign advertising the new liquor store on the west elevation, to the right of the grocery entrance.

Site History

In 1989, Target Corporation approached the City with plans to develop a retail center that included a Target retail facility and a grocery store. These plans were approved via the Planned Unit Development (PUD) process. The PUD was approved using the regulations of the C-1, Retail Service district as a base. In addition, other performance standards requiring interior dumpster locations, no outside storage, and screened cart storage were conditions of approval. Target Corporation submitted revised plans in 1990 that included an expanded area for the Target retail store and set aside the area north of the building for future development. The site was developed in accordance with these plans and consists of a Target Greatland Store that has a gross floor area of 144,000 square feet.

An expansion of their facility which changed the operations from a Target Greatland to a SuperTarget, with a grocery component, was approved in 2000. Target reinvested in this store with a remodeling project that upgraded the interior of the facility to their current standards. They came back in 2012 with updated signage in accordance with their new brand logo.

Comprehensive Sign Plan

Target Corporation is seeking approval of a comprehensive sign plan to add a new wall sign. The applicant is proposing to add a “Wine and Spirits” sign on the west building elevation. The area for this sign is 28 square feet.

The amount of wall signage on both building walls exceeds the maximum area permitted. In accordance with the Sign Code, the sign area on a building wall is limited to 5% of the total building elevation but not less than 40 square feet and no greater than 500 square feet. The following table summarizes the code requirements, the proposed sign area and deviation.

	Maximum Area Permitted (5%)	Existing Sign Area (% of Building Wall)	Proposed Sign Area (% of Building Wall)
West	809.6 square feet	1,141 square feet (7%)	1,169 square feet (7.2%)
North	486 square feet	902 square feet (9.3%)	902 square feet (9.3%)

Deviations from the Sign Code requirements can be obtained through the comprehensive sign plan process. The total proposed signage is smaller than what was existing prior to the replacement of the

Pharmacy Sign (55 square feet) with the CVS Pharmacy Sign (24 square feet) earlier this year. While the number of wall signs displayed on the west building elevation will increase from four to five, it does not appear to be excessive due to the mass of the building and setback from Lexington Avenue and Red Fox Road. For these reasons, staff is supportive of the change.

Public Comment

Property owners within 350' were notified of this request. One comment was received in support of the signage.

Planning Commission Review

The Commission reviewed the changes and supported the amendment with a 6 to 0 vote. The Commissioners indicated that the size and number of the proposed wall signs were acceptable due to the mass and scale of the building and large setback from the adjoining roadways.

Recommendation

The proposed sign change is due to the addition of a liquor store in the Super Target. While the proposed signage exceeds the maximum area permitted per building elevation, the mass of the building necessitates signage larger than permitted. The proposed signage will not appear to be out of scale for the building. Staff is recommending City Council approval of the proposed signage, subject to the following:

Comprehensive Sign Plan

1. The addition of the "Wine and Spirits" wall sign on the west building elevation will be as identified in the submittal.
2. Sign permits shall be obtained before the installation of any new signage on the property.

Attachments

1. Location Map
2. Applicants Description and submitted plans
3. Request for Comment
4. Proposed Motion



Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries
- Airports
- Parks (8-64K)**
 - State Park
 - Regional Parks, Preserves, and O
 - County Park
 - Local Parks
 - Golf Course
 - Special Use Facility
 - Rec Center

Notes

Enter Map Description

1,333.3 0 666.67 1,333.3 Feet

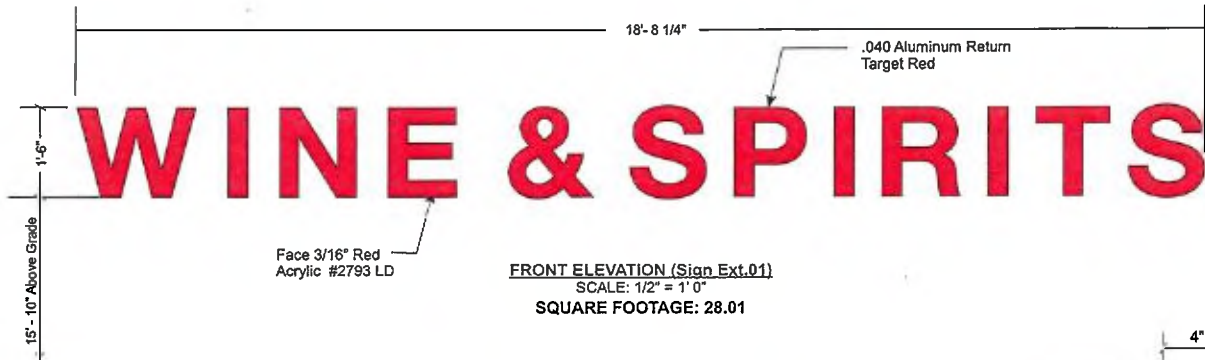
NAD_1983_HARN_Adj_MN_Ramsey_Feet
© Ramsey County Enterprise GIS Division

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

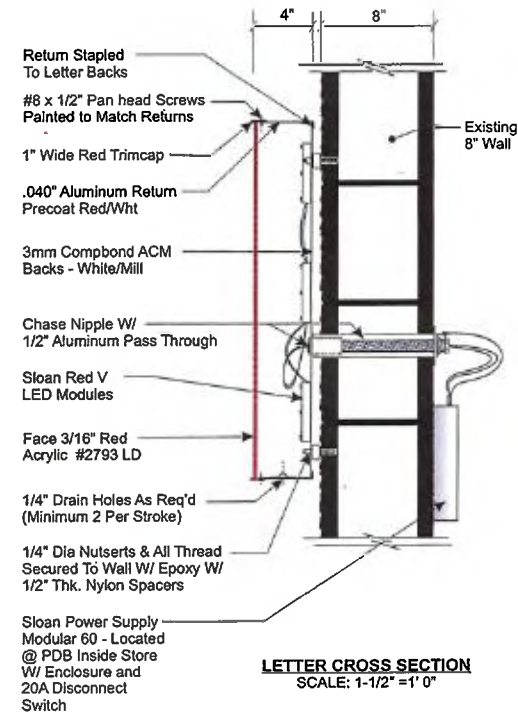
ENGINEERING
SHOP
VINYL / LAYOUT
ROUTING / KNIFE

PERMITS
ONLY



Proposed Elevation
Scale: NTS

Wall Painting And Reconditioning Prior To Sign Install Done By Others - VIF



TARGET RED
PMS 186 C
MP 82074 LVG
VER 1.0 GLOSS

ELECTRICAL LOAD
18\" WINE & SPIRITS LTRS
(3.0) Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuits

STANDARD LETTER NOTES:

1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Final Primary Hook-Up To The Power Distribution Board By Others
3. Letter To Letter Wiring & Connection To The Power Distribution Board To Be Done By Sign Installer.
4. Sign Shall Be U.L. Listed.
5. Mounting Hardware By Sign Installer.
6. Full Size Drilling Template Furnished With Sign.

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

707 West Spring Garden Street
Palmyra, New Jersey 08065

Phone: 856.829.1460
Fax: 856.829.8549
www.philadelphiasign.com

CUSTOMER:

TARGET

JOB NUMBER:

T0619

SIGN TYPE:

Channel Letters

LOCATION:

**619 Lexington Ave.
Shoreview, MN**

DATE:

10/13/16

DRAWN BY:

DCH

REVISION:

Number:	Date:	By:
X	X	X

SHEET:

2 of 3

ENG DEPT

DWG NUMBER:

B70608

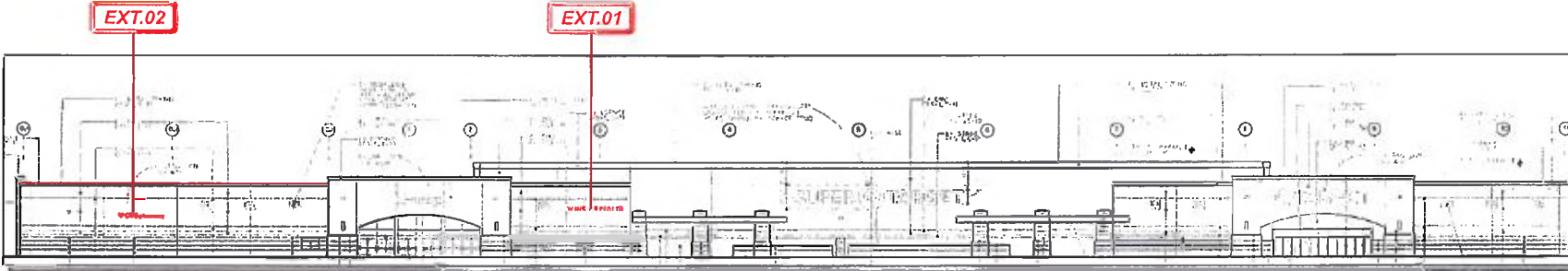
ENGINEER SEAL:

MAX DESIGN WIND SPEED 90 MPH
EXPOSURE C

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY PSGL. IT IS SUBMITTED FOR YOUR
PERSONAL USE IN CONJUNCTION WITH A PROJECT
BEING PLANNED FOR YOU BY PSGL. IT IS NOT TO
BE SHOWN TO ANYONE OUTSIDE YOUR
ORGANIZATION NOR IS IT TO BE USED, COPIED,
REPRODUCED, OR EXHIBITED IN ANY FASHION.

ENGINEERING
SHOP
VINYL / LAYOUT
ROUTING / KNIFE

**PERMITS
ONLY**



FRONT ELEVATION
SCALE: NTS



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Phone: 856.829.1460
Fax: 856.829.8549
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CUSTOMER:

TARGET

JOB NUMBER:

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SIGN TYPE:

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LOCATION:

**619 Lexington Ave.
Shoreview, MN**

DATE:

10/13/16

DRAWN BY:

DCH

REVISION:

Number:	Date:	By:
X	X	X

SHEET:

1 of 3

ENG DEPT

DWG NUMBER:

B70608

ENGINEER SEAL:



**MAX DESIGN WIND SPEED 90 MPH
EXPOSURE C**

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY PSCD. IT IS SUBMITTED FOR YOUR
PERSONAL USE IN CONJUNCTION WITH A PROJECT
BEING PLANNED FOR YOU BY PSCD. IT IS NOT TO
BE SHOWN TO ANYONE OUTSIDE YOUR
ORGANIZATION NOR IS IT TO BE USED, COPIED,
REPRODUCED, OR EXHIBITED IN ANY FASHION.

Comments:

RAISING CANES RESTAURANTS L.L.C.
Supports this additional signage request
by the applicant.

RAISING CANES

Name:

Robert F. Montgomery

Address:

6800 Bishop Rd
Plano, TX 75024.



Robert Montgomery
Director of Property
Development
Fry Cook & Cashier

6800 Bishop Rd,

Plano, TX 75024

Phone: 972.769.3348
Fax: 972.769.3101
Cell: 469.585.4690
RMontgomery@raisingcane.com
www.raisingcane.com

MOTION
TO APPROVE AN AMENDMENT TO THE COMPREHENSIVE SIGN
PLAN
GRAMSIE SQUARE CENTER
3999 RICE STREET

MOVED BY COUNCIL MEMBER _____

SECONDED BY COUNCIL MEMBER _____

To approve the Comprehensive Sign Plan Amendment submitted by Tyme Properties for the Corner Mart/Minnoco fuel station located at 3999 Rice Street, subject to the following conditions:

1. The signs shall comply with the plans submitted for the Comprehensive Sign Plan application. Any significant change will require review by the Planning Commission and City Council.
2. The canopy fascia may be illuminated with a green, continuous 1.5-inch LED accent light.
3. Any temporary signs shall be affixed to the principal building and shall not be attached to the free-standing sign or to the fuel island canopy. Temporary signs shall not be displayed until a sign permit is approved by the City.
4. Window signs shall not exceed 33% of the total glass area of the window or door to which the sign is affixed. No permit is required for a non-illuminated window sign.
5. The applicant shall obtain a sign permit prior to the installation of any signs on the property.

Approval is based on a finding that the Comprehensive Sign Plan is consistent with prior City approvals for this property.

ROLL CALL: **AYES** _____ **NAYS** _____

Johnson	_____	_____
Quigley	_____	_____
Springhorn	_____	_____
Wickstrom	_____	_____
Martin	_____	_____

Regular City Council Meeting – November 7, 2016

TO: Mayor, City Council, City Manager

FROM: Rob Warwick, Senior Planner

DATE: November 2, 2016

SUBJECT: File No. 2639-16-38, Tyme Properties, Gramsie Square, 3999 Rice Street - Comprehensive Sign Plan Amendment

INTRODUCTION

Tyme Properties has submitted an application to amend the Comprehensive Sign Plan for Gramsie Square, a multi-tenant retail center located at Rice St. and Gramsie Road. The north tenant is a fuel station/convenience store, and the fuel brand available at the station is changing.

Alteration of the freestanding sign on the property was recently reviewed and approved by the City. Minnoco fuel is offered at the station, and canopy signs for that brand are proposed on three of the canopy fascia, along with LED lighting.

The existing Comprehensive Sign Plan for the property, first approved by the City in 1985, exempted the fuel station/convenience store. Two wall signs have been permitted for the convenience store, since the property is located on two arterial streets, and signs have also been allowed on the canopy fascia, all as permitted by the Sign Code. Currently, the C-store wall signs announce 'CornerMart' and each have an area of 39 sq. ft.

The fuel brand sold by the station has changed to Minnoco, and renewable fuels (E85, E30, E15) are offered as well as traditional diesel and gasoline fuels. The application was complete October 3, 2016.

BACKGROUND

The property is in the C-2, General Commercial Zoning District, and the existing use conforms to the zoning regulations and previous approvals. The retail center was approved and constructed in 1985. The Center has about 12,000 sq. ft. of floor area. Footings and foundation were also constructed at that time to allow a future expansion on the south end of the building, and those remain in place underground. At the same time, the City approved a Comprehensive Sign Plan for the Center. The Sign Plan addresses both wall signs (on both the east and west building fascia), and the freestanding sign. The Sign Plan has been amended in 1991, 1998, 2007, and 2016.

The convenience store and fuel facility are not subject to the sign plan, and signs are permitted pursuant to City Code.

DEVELOPMENT CODE REQUIREMENTS

Signs are regulated according to the provisions of Section 208 of the Development Code. Multi-tenant retail centers, such as the Gramsie Square, are required to have a Comprehensive Sign Plan since more than one wall sign is displayed.

Two wall signs are permitted, one facing each of the arterial roads (Rice St. and Hodgson Road). Signs are permitted on the fuel island canopy, provided the sign area does not exceed 10% of the canopy fascia area, and that their area together with any other wall or incidental signage does not exceed the area permitted for a single wall sign (Section 208.040(B)(18)(f)). Illuminated areas of the fascia are included in the area of the sign.

Comprehensive Sign Plan Review

The Comprehensive Sign Plan considers five elements that govern all signs within the development: location, materials, size, color, and illumination.

The convenience store has two existing 39-sq.ft. wall signs, one on the 'North' and the other on the 'East' wall of the store. The two existing wall signs are uniform and no change to either 39-sq.ft. wall sign is proposed.

Three canopy fascia signs are proposed, each oriented to be viewed from an adjacent street. The three signs use the same Minnoco design and each has an area of 22.5 sq. ft. The applicants also propose LED lighting at the upper edge of the canopy fascia, and it is difficult to determine the fascia area illuminated by the LED, but that area increases the defined sign area on each elevation of the fascia.

STAFF REVIEW

The proposed sign plan amendment was reviewed in accordance with the City's sign standards. The existing signage for the Center includes wall signs for the tenants, the freestanding pylon sign, including a gas price display for the fuel station.

Note that the Center has a general north/south axis that is not shared by the canopy, which is offset about 45 degrees from the axis of the Center. This situation means that there is not an exact correspondence between the orientation of the building wall elevations and the canopy fascia. Staff applied the fascia to the building walls as shown in the plan view sketch (see attached).

Comprehensive Sign Plan Review

The combined area of the canopy signs and the existing wall signs is less than 10% of the corresponding building wall elevation of the convenience store, except for the 'East' elevation where the total sign area is 2 sq. ft. larger than the permitted sign area, and, together with the wall sign displayed on that wall elevation is about 10.3% of the building wall elevation. Please note that the illuminated area of the canopy fascia is not included in the sign areas identified in the table below.

Sign Location	Sign Area			Wall/Canopy Area	Total Wall Coverage	
	Existing	Proposed	Allowed		Existing	Proposed
'North' Elevation	(39 sf)	(61.5 sf)	(71.4 sf)		5.5 %	8.6 %
C-Store wall	39 sf	39 sf		714 sf		
Fuel Canopy	None	22.5 sf		126 sf		
'Southeast' Elev.		(22.5 sf)	(39.1 sf)			5.8 %
C-Store	None	None		391 sf	No Sign	
Fuel Canopy 1	None	22.5 sf		96 sf		
'East' Elevation	(39 sf)	(61.5 sf)*	(59.5 sf)		6.55 %	10.3 %
C-Store wall	39 sf	39 sf		595 sf		
Fuel Canopy	None	22.5 sf		126 sf		

(Parentheticals) are the total area of wall plus canopy signage

***Deviation requested**

The applicant suggests that the LED lighting illuminates an area of only 1.5-inches along the length of each canopy fascia. Several other fuel stations in the City use narrow LED lights to illuminate a portion of the canopy fascia, including the two BP stations (Hodgson Road and Hwy. 96; and Hodgson Road and County Road J), and the Shell station (Rice Creek Parkway). For each of these existing installations, the entire fascia was determined to be illuminated, and the deviation approved by the City. Staff suggests that the LED band is best considered a deviation that increases the sign area, with a condition of approval identifying the style of LED illumination as part of the sign plan.

REQUEST FOR COMMENT

Property owners within 350 feet were notified of this request. No comments have been received.

PLANNING COMMISSION REVIEW

The Planning Commission reviewed the application at their October 25, 2016 meeting. Commissioners asked the hours of operation for the convenience store. Commissioners discussed the potential impact of the lighting on nearby residential uses, and confirmed that City regulations included provisions on glare and specify the maximum light that can be cast on residential properties. The Commission unanimously (6-0) recommended approved of the amendment to the Council.

In response to the discussion at the Commission meeting, staff discussed lighting with the property owner and the owner of the convenience store. The store owner reports that the store is open until 11PM each day. Opening hours vary, with weekdays beginning at 5.30AM. Pay at the pump fuel can be dispensed when the store is closed, and as a result the canopy lights are on a photocell, and operate whenever ambient light levels fall. Customers using the pumps during the nighttime have a well lit environment.

RECOMMENDATION

The proposal has been reviewed in accordance with the requirements for a Comprehensive Sign Plan. The Planning Commission and staff recommend approval of the application to the City Council, subject to the following:

1. The signs shall comply with the plans submitted for the Comprehensive Sign Plan application. Any significant change will require review by the Planning Commission and City Council.
2. The canopy fascia may be illuminated with a green, continuous 1.5-inch LED accent light.
3. Any temporary signs shall be affixed to the principal building and shall not be attached to the free-standing sign or to the fuel island canopy. Temporary signs shall not be displayed until a sign permit is approved by the City.
4. Window signs shall not exceed 33% of the total glass area of the window or door to which the sign is affixed. No permit is required for a non-illuminated window sign.
5. The applicant shall obtain a sign permit prior to the installation of any signs on the property.

Attachments

1. Location Map
2. Submitted Plans and Statement
3. Comments
4. Proposed Motion

T:/2016pcf/2639-16-38 3999 rice st/compsign plan /ccreport.docx

FASCIA / WALL ELEVATION PLAN VIEW SKETCH

SHEET INDEX

- A2.1 - TITLE / FLOOR PLAN
- A3.1 - EXTERIOR ELEVATIONS
- A4.1 - TYP. WALL SECTIONS
- A4.2 - TYP. WALL SECTIONS
- A4.3 - TYP. WALL SECTIONS

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO COMMENCING WITH WORK AND TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND STRUCTURAL CONSTRUCTION AND SHALL COMPLY WITH ALL APPLICABLE CODES.
3. GENERAL CONTRACTOR SHALL COORDINATE & INSTALL ALL NECESSARY BLOCKING, SHIMS & BACKING FOR FIXTURES, EQUIPMENT, AND ACCESSORIES.
4. GAGE, SPACING, CONNECTIONS AND BRACING OF ALL LIGHT GAGE FRAMING MEMBERS SHALL BE PROVIDED BY SUPPLIER VIA THIRD PARTY ENGINEERING AND SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO PROCEEDING WITH WORK.
5. COORDINATE STAGING LOCATION WITH LANDLORD.
6. PROVIDE PROTECTIVE ENTRANCES FOR EACH TENANT TO INSURE SAFE AND UNINTERRUPTED ACCESS DURING CONSTRUCTION.
7. PROVIDE TEMPORARY TENANT SIGNAGE - COORDINATE W/ LANDLORD AND RESPECTIVE TENANTS AS NECESSARY.
8. DOCUMENT CONDITION OF SIGNAGE PRIOR TO REMOVING AND STORING IN EVENT SIGNS ARE TO BE REUSED.

ARCHITECTURAL CONSORTIUM L.L.C.

901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-692-9960

Mark	Revision / Issue	Date
	PERMIT / BID	07/30/08

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.
Printed Name: Kathy L. Anderson
Signature: *Kathy L. Anderson*
Date: 07/30/08 License #: 22208

GRAMSIE EXTERIOR FACADE REMODEL

GRAMSIE RD & RICE STREET
SHOREVIEW, MN 55126

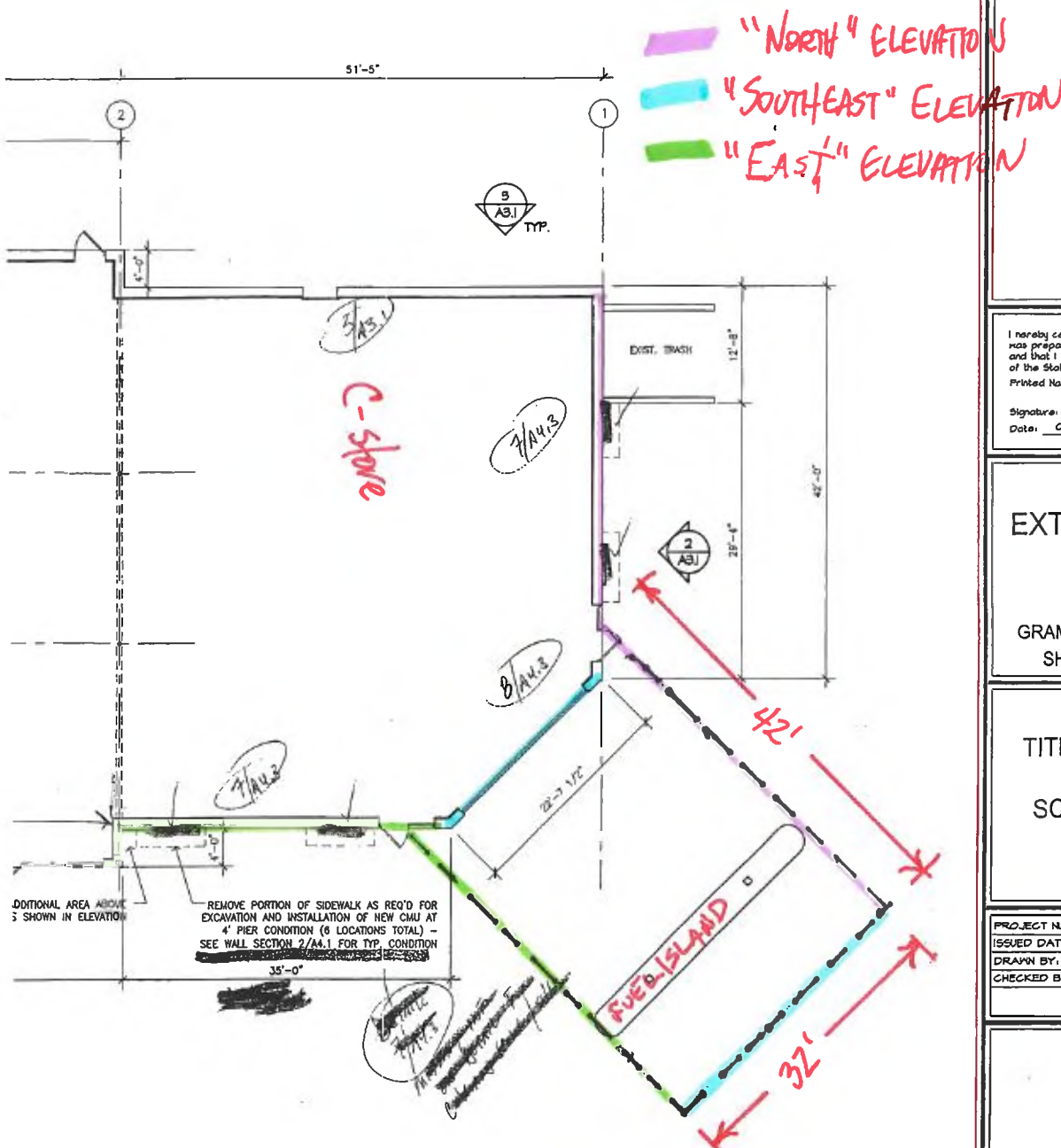
TITLE / FLOOR PLAN

SCALE: AS NOTED

PROJECT NUMBER:	01-1066-01
ISSUED DATE:	07/30/08
DRAWN BY:	ES
CHECKED BY:	KA

A2.1

ERIOR
L














400.0 0 200.00 400.0 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet
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Legend



-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  Recreational Centers
-  Parcel Points
-  Parcel Boundaries
-  Airports

Notes

Gramsie Square Center



Robert Warwick <rwarwick@shoreviewmn.gov>

FW: Test for SHoreview, MN

Tammy <tammy@rosecityinc.com>
To: rwarwick@shoreviewmn.gov
Cc: Corey <Corey@rosecityinc.com>

Thu, Sep 15, 2016 at 2:04 PM

Minnoco, 3999 Rice St, Shoreview, MN- Comprehensive Sign Plan

Good Morning Rob,

Please see the attached canopy and sign plans.

In regards to the application for a Comprehensive Sign Plan we are proposing the following deviations for approval.

The plan we are proposing is the standard non-illuminating Minnoco brand spec which is consistent in color, size, and materials throughout the site. We are within the sq ft allowed by using the 10% of area of the building elevation rule per side on 2 sides and 1 sq ft over on the remaining side. (This is counting the Minnoco letters only and considering the striping a non signage item)

This brand like other national brands such as Exxon, Mobil, and Shell have made their specifications of colors, sizes, & lighting to make their sites look unified.

The Green LED is only 1 ½" height and it has no shadows and only illuminates itself. Please see the attached photo as this product gives a nice warm glow and is pleasing to the eye.

We feel that the sites upgrades will make this site effective, functional, and attractive and will be a great addition to the city of Shoreview.

With all of that being said is there something that we have forgotten and or is still needed? I am working on the owners signature for the Comprehensive Sign Plan Application form.

Thank you,

Tammy

**TAMMY WESTERBERG | OFFICE ASSISTANT**

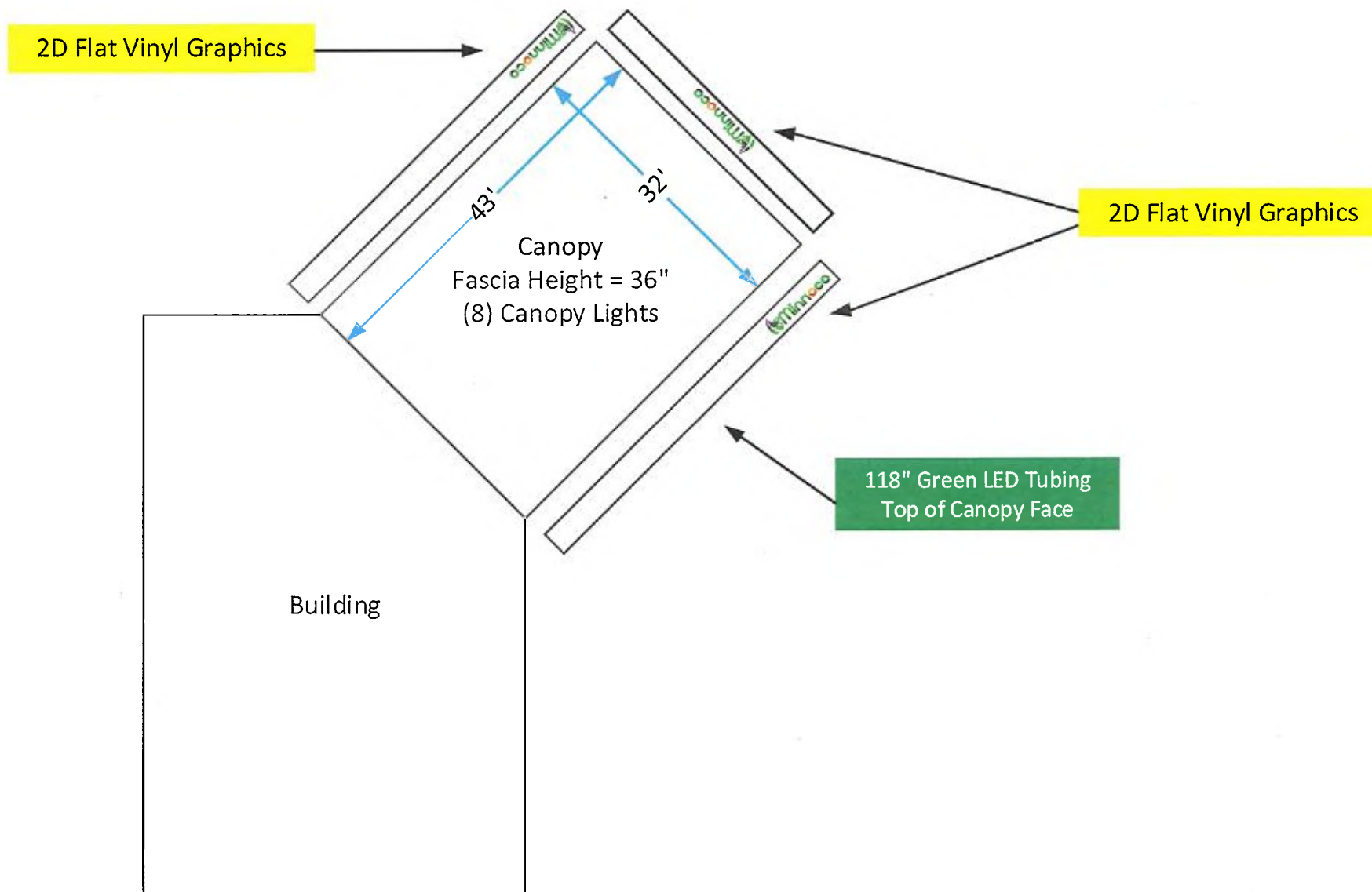
ROSE CITY INCORPORATED CANOPY. ELECTRIC. SIGN. VINYL GRAPHICS. BBQ. LED.

31208 Cty. Rd. 71, Eagle Bend MN 56446 | www.rosecityinc.com | 800-594-9451

EMAIL tammy@rosecityinc.com



Gramsie Corner Mart
3999 Rice St. #1
Shoreview, MN 55126
Brian Larson
612-366-7935 (cell)
612-331-8550
Minnoco Re-Imaging

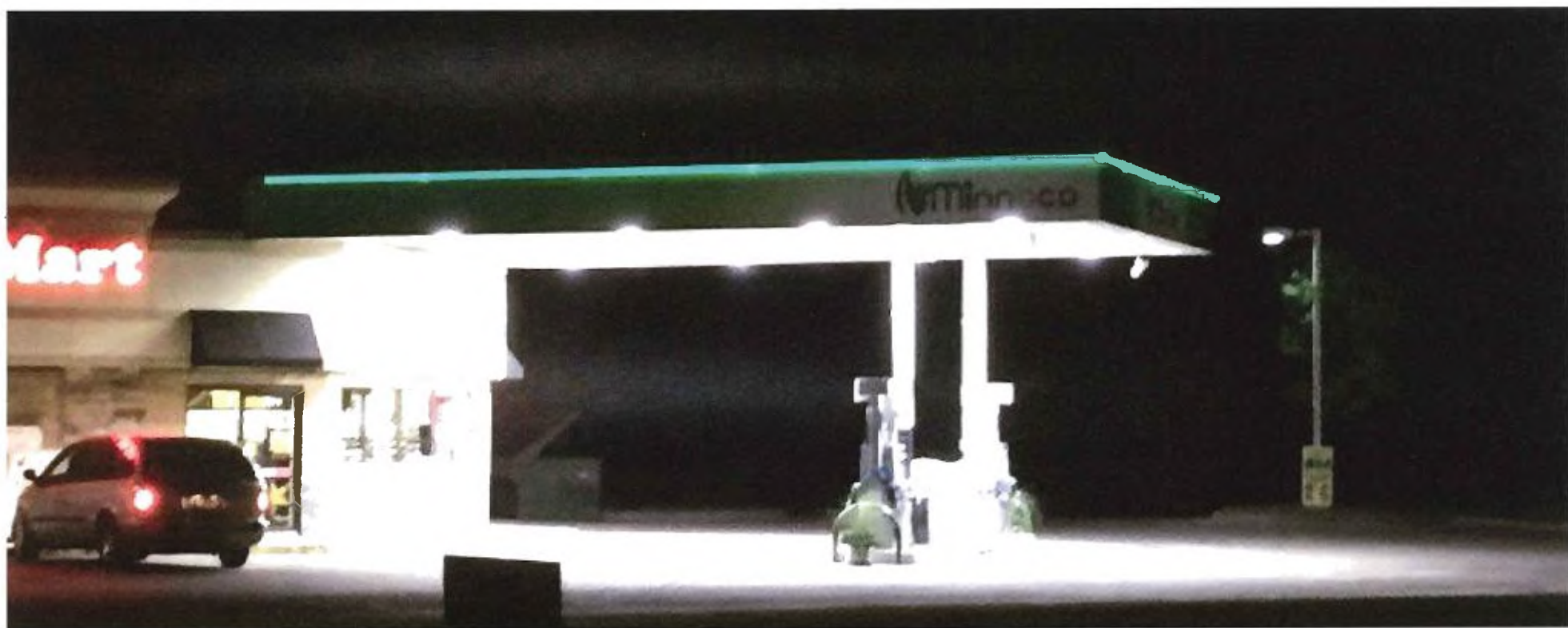


Side – Southeast Facing Canopy



Side – Northwest Facing Canopy





Front – Northeast Facing Canopy



Front View – North Facing



**PROPOSED MOTION
TO AUTHORIZE THE EXCHANGE OF LAND WITH RAMSEY
COUNTY**

MOTION BY COUNCILMEMBER _____

SECONDED BY COUNCILMEMBER _____

To adopt Resolution 16-104 authorizing the exchange of land in the Rice Creek Corporate Park with land owned by Ramsey County (Parks Dept.).

1. Subject to approval of the legal documents and descriptions by the City Attorney.

ROLL CALL: AYES _____ **NAYS** _____

Johnson	_____	_____
Quigley	_____	_____
Springhorn	_____	_____
Wickstrom	_____	_____
Martin	_____	_____

Regular City Council Meeting
November 7, 2016

TO: Mayor, City Council, City Manager
FROM: Rob Warwick, Senior Planner
DATE: November 2, 2016
SUBJECT: Rice Creek Parkway, Land Exchange with Ramsey County

INTRODUCTION AND BACKGROUND

In 1998 the City participated in a mixed-use development located on a 230 acre site located at the southeast quadrant of the Interstate (I)-35W and County Road (CR) J interchange. The project site is bounded on the north by CR J, on the south by CR I, on the south and east by Rice Creek North Regional Trail Corridor and Rice Creek, and on the west by I-35W. The project included the construction of Rice Creek Parkway, a north-south collector street connecting CR I and CR J.

The construction of the parkway was an important facet of the project. The City acquired over 20 acres of land from the MnDOT for the street and stormwater management. The southern portion of the parkway was planned over property owned by Ramsey County (Parks Dept.), and the City and County agreed to exchange property, with the City conveying about 18 acres to the County for inclusion in the Rice Creek North Open Space, and the County in turn conveying to the City about 6 acres for the parkway.

The Ramsey County Board of Commissioners approved the property exchange in 1998, however the City Council did not adopt a resolution approving the conveyance at that time.

Subsequently in 1998, MnDOT provided a deed to the City for the approx. 20 acre area, but the legal description on the deed was not accurate, and could not be recorded. In 2006 MnDOT provided a revised deed to the City for the property. At that time, the parkway had been constructed and was in service. There had been staff changes at all of the agencies involved in the project, and there was not follow-up work performed to complete the property transactions between the City and the County.

UPDATE AND RECOMMENDATION

Recent discussions appear to have renewed the interest of City and County staff to resolve this situation. County Park Dept. and Public Works Dept. staff, including the County Surveyor, agree with City staff that this can and should be accomplished in an expedient time frame. County staff is working to determine whether the 1998 Board approval remains valid or if a reaffirmation is necessary.

The conveyance will be subject to the existing easements for drainage and utility easement (City stormwater management infrastructure) and the conservation easement encumbering the wetland area created in 1999.

The City Attorney has reviewed the proposed transaction and agrees that the exchange is appropriate in order to own the City infrastructure.

















City staff recommends the Council authorize the property exchange, and believes this action will further encourage the County to act promptly to this opportunity to complete this project.

Attachments:

1. Location Map
2. Sketch of proposed land exchange
3. Resolution 16-104



Legend

-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  Recreational Centers
-  Parcel Points
-  Parcel Boundaries
-  Airports
- Parks (8-64K)**
 -  State Park
 -  Regional Parks, Preserves, and Op
 -  County Park
 -  Local Parks
 -  Golf Course
 -  Special Use Facility
 -  Rec Center

1,333.3 0 666.67 1,333.3 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet

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Notes

Enter Map Description

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CITY OF SHOREVIEW

4600 North Victoria Street, Shoreview, MN 55126
(651) 490-4600 (651) 490-4699 Fax
(651) 490-4750 Voice/TTY

96-14

CITY COUNCIL

Sandy Martin, Mayor
Blake Huffman
Tom Landwehr
Mady Reiter
Ady Wickstrom

May 11, 1999

Ms. Kate Drewry, District Administrator
Rice Creek Watershed District
3585 Lexington Avenue North, Suite 330
Arden Hills, Minnesota 55126-8056

RE: Rice Creek Corporate Park Grading Permit

Dear Ms Drewry:

The Rice Creek Watershed Permit for grading for the above project is conditioned upon the receipt of certain assurances pertaining to the rights of the public to own, maintain and/or preserve drainage, wetland mitigation and public ponding areas in the project area. Typically these interests are satisfied in the land platting process that accompanies most development projects. What complicates the matter as it pertains to this permit, and the 15-day submittal period, is that the applicant, WISPARK, won't control the property title/conveyance process associated with the areas currently referred to as "the MnDOT Property" and "Ramsey County Regional Rice Creek Open Space". In the following I will attempt to describe the City of Shoreview's understanding of the property ownership/easement issues associated with this permit application, and what measures are in place to ensure that the Watershed's interests are satisfied.

The portion of the proposed development/project that is on the former University of Minnesota Property is being platted as RICE CREEK CORPORATE PARK. This is the specific property that WISPARK Corporation has purchased from the U of M, and represents the area which they directly influence the creation/disposition of public interests. Public drainage and utility easements are shown in the areas where it is necessary to preserve the public's rights for wetlands and ponding. This final plat was approved by the Shoreview City Council last night with a number of conditions, one of which specifically allows for modification of the plat "as required by the Public Works Director", which was included to allow for changes to easements should the ponding or wetland areas change due to mitigation plans, delineated wetland boundaries, etc.

The 23-acre site immediately south of the platted property will be used, in part, for the creation of public areas for ponding, floodplain and wetland mitigation necessitated by alterations elsewhere in the proposed project area. Title for this property is currently held by MnDOT as its recent uses included a granular borrow site and an area for the storage of highway maintenance materials. The City of Shoreview is currently negotiating directly with MnDOT for the title to this property as well as the temporary license to allow grading and other activities to occur there prior to the formal execution of a Quit Claim Deed in favor of the City (see attached Letter of

Understanding from MnDOT). Prior to the filing/execution of the Deed, MnDOT is agreeable to granting whatever temporary permit or license for construction activities on the property. Upon receipt of the title for this property, the City will deed title to the easterly portion (approx. 19 acres) to Ramsey County, for eventual annexation to the Rice Creek Regional Open Space. The City will retain the westerly portion (approx. 4 acres) for Rice Creek Parkway right-of-way as well as retain public access, drainage and utility interests in the easterly portion so that we can maintain any public ponding or wetland mitigation areas.


The southern-most portion of the project area, consisting of the connection of proposed Rice Creek Parkway to County Road I, impacts approximately 6 acres of land currently within the Rice Creek Regional Open Space boundary. Accordingly, the City of Shoreview, Ramsey County, the Metropolitan Council, the U.S. Dept. of the Interior and the National Park Service have for the past year been engaged in the LAWCON 6(f) land transfer process. The Ramsey County Board of Commissioners has approved the land transfer in consideration of the eventual 19-acre annexation described above, and we have been recently been advised that final, formal approval from the Dept. of the Interior is imminent. This 6-acre property to be acquired by the City will be designated as Rice Creek Parkway road right of way and/or public drainage and utility easement.

WISPARK's application originally sought approval for the construction of a pedestrian bridge over Rice Creek. The City is agreeable to moving forward with the grading permit excluding the pedestrian bridge in consideration of the stream profile modeling that is required. It is anticipated that the permit for the pedestrian bridge portion of the project will be applied for separately.

The City of Shoreview is in a sense "partnering" with WISPARK Corporation for the installation of a variety of public improvements in this area. I believe that ultimately the public interest in the ponding, mitigation and drainage areas will be protected in all areas affected by the proposed Rice Creek Corporate Park development. Hopefully this information can help address the Rice Creek Watershed District's concerns for protection of the public property interest. If there is any other information that I can provide, please contact me at 490-4651 during regular business hours.

Sincerely,

CITY OF SHOREVIEW



Mark Maloney
Public Works Director

attachment

cc: Greg Miller, WISPARK Corporation
Greg Mack, Ramsey County Parks
Linda Fisher, Larkin, Hoffman, et. al.



Minnesota Department of Transportation

Metropolitan Division
Waters Edge
1500 West County Road B2
Roseville, MN 55113

May 10, 1999

Mr. Terry Schwerm
City Manager
City of Shoreview
4600 North Victoria Street
Shoreview MN, 55126

Re: I-35W C.S. 6384
Rice Creek Corporate Development

Dear Mr. Schwerm:

This letter shall serve as a letter of understanding between the City of Shoreview, hereafter referred to as the "City" and the Minnesota Department of Transportation, hereafter referred to as "Mn/Dot", concerning the Rice Creek Corporate Park Development site and the future construction of a frontage road east of I-35W, between County Road I and County Road J.

Although this is not a binding contract on either party, I believe that this letter accurately reflects the intentions of Mn/Dot and the City.

As the City has a major development occurring along the east side of I-35W (Rice Creek Corporate Development) and the congestion levels continue to increase in the I-35W corridor. The City has decided that a north-south frontage road, east of I-35W would be in the best interests of both the City, to better handle the local traffic expected from the development, and to Mn/Dot, to provide a part of a system of parallel routes to I-35W.

Therefore the City and Mn/Dot agree that

1. The Metro Division Right-of-Way Section will convey, through a quit claim deed, to the City the former Mn/Dot Maintenance Storage site (approximately 23 acres). 10 of these acres are to accommodate runoff from the Rice Creek Corporate Park Development. Mn/Dot will be compensated for this piece at the appraised value of \$17,400 per acre. The remaining 13 acres will be conveyed to the City for zero dollars because of the intended "public purpose" use of this land.
2. The Metro Right-of-Way Section will facilitate an opening in the Mn/Dot access control located in the northeast quadrant of I-35W and County Road I to allow the frontage road to gain access to County Road I at the terminus of the northbound I-35W ramp.

An equal opportunity employer

Mr. Terry-Schwerm-
Page two
May 10, 1999

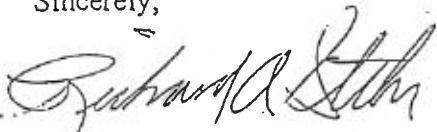
3. Mn/Dot will issue a permit to construct on our property (contact Keith VanWagner in our Permit Section at (651) 582-1443 for details) if the conveyance to the City has not been completed by the time the developer has to begin construction.
4. If signals are required at any of the ramp terminii, the City will pay the entire cost for the design and installation of the signals. Mn/Dot will review the plans of any installations.
5. The City will prepare any Signal Justification Reports that are necessary.
6. If, due to construction of the frontage road, channelization of the ramp terminus at County Road I is necessary, the City shall be responsible for design and construction of the channelization. Mn/Dot will review any plans for channelization projects.
7. The City will continue to work with the City of Arden Hills to ensure a continuous frontage road, on the east side of I-35W, from County Road 96 to County Road J.
8. The City agrees to continue to work with the I-35W Coalition with the intent of reducing access to I-35W.
9. As per the site plan, the City agrees that the north-south frontage road will be constructed to collector standards in accordance with the plans which call for 4 lanes adjacent to the proposed development, and 2 lanes through the undeveloped open space areas immediately north of County Road I.

The City of Shoreview hereby agrees that the terms and conditions set forth in this letter of understanding accurately document the intentions of Mn/Dot and the City.

The City of Shoreview

By _____ Date: _____

Sincerely,



Richard A. Stehr
Metro Division Engineer

CC: R. Brown
M. Goess ✓
R. Elasky
M. Christensen
K. Slater

**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF SHOREVIEW, MINNESOTA**

HELD NOVEMBER 7, 2016

* * * * *

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City on November 7, 2016, at 7:00 p.m.

The following members were present:

and the following members were absent:

Member _____ introduced the following resolution and moved its adoption.

RESOLUTION NO. 16-104

**RESOLUTION AUTHORIZING THE EXCHANGE OF PROPERTY
WITH RAMSEY COUNTY, TO COMPLETE THE LAND ACQUISITION
FOR RICE CREEK PARKWAY**

WHEREAS, in 1999, the City Council of the City of Shoreview, Minnesota, approved the development known as Rice Creek Corporate Park, and

WHEREAS, that development included the construction of a north-south frontage road, Rice Creek Parkway, that was planned and constructed on property then owned by the MnDOT and Ramsey County (Parks Dept.), and

WHEREAS, the road project relied on land conveyance between the three public authorities that were not accomplished in a timely manner, and

WHEREAS, the City desires to resolve the land conveyance delay by authorizing the exchange of approximately 18 acres of City property east of Rice Creek Parkway for approximately 6 acres of Ramsey County property under the improved Rice Creek Parkway right-of-way, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Shoreview, Minnesota, That the Mayor and City Manager are authorized to execute agreements exchanging said land with Ramsey County.

The motion for the adoption of the foregoing resolution was duly seconded by Member _____ and upon vote being taken thereon,

The following voted in favor thereof:

And the following voted against the same:

WHEREUPON, said resolution was declared duly passed and adopted this 7th day of November, 2016.

STATE OF MINNESOTA)
)
COUNTY OF RAMSEY)
)
CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City Council held on the 7th day of November, 2016 with the original thereof on file in my office and the same is a full, true and complete transcript therefrom insofar as the same relates to adopting the policy for City financial participation in the assessment, treatment and control of invasive aquatic plants.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 7th day of November 2016.

Terry C. Schwerm
City Manager

SEAL

TO: Mayor, City Council and City Manager

FROM: Kathleen Castle, City Planner

DATE: November 3, 2016

SUBJECT: Case File 2637-15-26, Planned Unit Development – Concept Stage, Greco, LLC/Eagle Ridge Partners, LLC

Introduction

The City received a Planned Unit Development (PUD) – Concept Stage application from Greco, LLC/Eagle Ridge Partners, LLC for the redevelopment of **1005 Gramsie Road**. The property is currently developed with a two-story industrial building that is vacant. The applicants are proposing to demolish the existing building and redevelop the property with a multi-family residential apartment complex. The project would be developed in two phases and provide approximately 400 apartment units. The proposed buildings would be designed as 5-story structures with underground parking. See the attached plan.

Background

The Shoreview Corporate Center consists of 5 separate buildings totaling 553,000 square feet of space. The campus includes Land O' Lakes Corporation operating out of the 1050 and 1080 County Road F buildings, and Hill-Rom Corporation in the 1020 County Road F property. Ally Financial Services, a national financial services company primarily serving the areas of auto financing, online banking, and corporate finance businesses now occupies two-thirds of the 4000 Lexington Avenue building, which is fully leased.

Since the reacquisition of the campus, Eagle Ridge Partners has already undertaken a number of site improvements to better position the business park to retain and attract quality tenants including new corporate signage and additional parking spaces. A preliminary plat was recently approved that adjust lot boundaries to better align parking on the property with the needs of each building. The required Final Plat application has not been submitted as Eagle Ridge is continuing to explore options for the property, specifically related to the 1005 Gramsie Road building.



1005 Gramsie Building/Property

The 1005 Gramsie Road building is 160,000 square feet in size and was constructed in 1982 by Deluxe Check for their check printing operations. Once Deluxe vacated the property in 2004, Medtronic leased the property and reconfigured the two-story building as short-term office space until they completed their new Cardiac Rhythm campus in Mounds View. Medtronic vacated the site in 2007 and the building has been essentially vacant for the past decade with the exception of several short-term lease arrangements.

Eagle Ridge and the City have been discussing various options for the 1005 Gramsie property including major renovations to attract a new single business and conversion of the building to a multi-tenant facility. Eagle Ridge indicates they have not had success in attracting much interest in the property primarily due to the condition and limiting layout of the building structure. Most recently, Eagle Ridge has explored a complete tear-down and redevelopment of the property. A recent study concluded that the building is structurally substandard and will require substantial renovation or removal.



Redevelopment Concept

Greco, LLC has reached a tentative agreement with Eagle Ridge Partners to acquire the 1005 Gramsie property, subject to City approvals, for a multi-family redevelopment that of approximately 400 market rate apartments with high end amenities constructed in two phases. The apartments will be located in 4 separate structures each with about 100 units. Approximately 400 underground parking stalls would be provided in addition to 200 surface parking stalls. The structures are also anticipated to be 5 stories in height. The redevelopment will significantly increase green space on this property.



Greco believes the Shoreview area is underserved by apartments, especially in the higher end market, and the subject property is an ideal location given the proximity to major employers, retail and restaurants, freeway access, and separation from lower density residential neighborhoods.

Both Greco and Eagle Ridge feel this proposal would provide a new housing choice for the community, considerably higher property value than a commercial/industrial alternative use, and would not only stabilize but be beneficial to sustaining and enhancing the remaining business park.

A detailed site plan has not been submitted due to the conceptual nature of this first step in the review process.

Planned Unit Development

The property is located in a PUD zone that has an underlying zoning district of BPK, Business Park. Redevelopment of this site will require an amendment to the PUD.

The Planned Unit Development (PUD) process is used to encourage or provide flexibility, creativity, and innovation in the planning and design of development to achieve a variety of objectives related to the Development Code and the City's land use and housing goals.

The PUD Concept Stage application is designed to address the appropriateness of a development proposal from the perspective of general land use compatibility and provides the applicant with an opportunity to submit a general plan showing the basic intent and nature of the development. This process incorporates public review; thereby allowing the applicant to receive comments regarding the proposed development from the City and nearby property owners. It also provides a forum in which more specific development issues and potential concerns can be identified requiring further information and additional analysis during the subsequent Planned Unit Development - Development Stage application review. No formal action is taken on the concept stage application by the City Council or Planning Commission.

Staff Review

The conceptual plans have been reviewed by staff in accordance with the PUD review criteria, Shoreview's land use and housing goals (Comprehensive Plan) and general land use compatibility. In addition, the key issues associated with this plan are also addressed.

Comprehensive Plan Consistency

The Comprehensive Plan (weblink - <http://www.shoreviewmn.gov/government/comprehensive-plan-test>) designates this property and the remaining Shoreview Corporate Center as BPK, Business Park. The BPK designation is intended for uses such as office, research and development, light manufacturing and office warehousing.

The proposal does require an amendment to the Comprehensive Plan changing the existing land use designation. While the redevelopment proposal includes only the 1005 Gramsie Building, the land use designation for the entire campus will need to be amended to MU, Mixed Use. This is the most appropriate land use designation due to the proposed density, mixed use nature of the business campus, and the relationship of the proposed use with the adjoining business park uses. The MU designation permits a variety of land uses, including horizontally mixed residential, office and business park land uses.

Chapter 7, Housing, include goals that address redevelopment and housing. Since there are limited opportunities for development, the plan recognizes that redevelopment is vital to meet the life-cycle housing needs of the community and diversify the housing supply. The Plan also recognizes that existing conditions and neighborhood character need to be considered when reviewing infill and redevelopment proposals.

Other Planning Efforts

The Economic Development Authority has also included the Shoreview Corporate Center in their 2016/2017 work plan. This plan calls for continued efforts to address the needed reinvestment and upgrades to the campus in order to retain existing companies and attract new quality business tenants. The work plan also identifies the 1005 Gramsie building as a priority for reuse or redevelopment.

Shoreview's Housing Action Plan also recognizes that new rental housing opportunities are needed to expand housing choice and attract younger households (weblink - <http://www.shoreviewmn.gov/home/showdocument?id=1294>).

General Land Use Compatibility

To the east of the redevelopment site and campus is the Telefarm property which has a T, Tower land use designation. Other land uses near the business campus include medium and high density residential to the north and commercial land uses to the south. West across Lexington Avenue is the City of Arden Hills which is developed for office and business park uses.

In staff's opinion, the proposed use of the redevelopment site as high density residential may be compatible with the adjoining land uses and should not have an adverse impact on the adjoining land uses. The primary concern relates to the relationship or interaction of the proposed apartment complex with the adjoining business park uses. Site and building design techniques will need to be incorporated to connect this site to the adjoining land uses but also buffer the residential use from the adjoining business park uses. The applicant will need to address long-term vision for Shoreview Corporate Center, future improvements, and how the redevelopment for multi-family residential fits into the long-range plan for campus.

Land Use and Development Issues

The applicants have a conceptual site development plan for review and comment by the Planning Commission, City Council and public. While it is difficult at the concept level to determine the extent of flexibility that will be needed from the development code standards, code flexibility will be essential for this project to move forward. The redevelopment site would have an underlying zoning of R3, Multiple Dwelling Residential District while the remainder of the Corporate Center will retain the BPK, Business Park District as the underlying zone.

Building Height and Setbacks

The proposed apartment building is designed as 5 stories with a height of 55 to 60'. In the R3 district, the maximum building height permitted is 35 feet (Section 205.084 (C3)). This height, however, can be exceeded provided: 1) It does not exceed the firefighting capabilities of the Fire Department (Section 206.040 (A)) and 2) An additional 1-foot of setback is provided for every additional foot in height over 35' (Section 205.084 (C3)).

Buildings heights in excess of the City's Code requirements have not been a concern for the Lake Johanna Fire Department as the Department has trained staff and the equipment needed to respond to a fire in a taller building. The building is also required to have a fire suppression

system. The heights of other multi-family apartment complexes in the City range from 41.5' to 78.5' as measured at the peak. As a point of reference, the Hilton Garden Inn that is south of this property has a peak height of 59'.

It appears that flexibility will be needed from the minimum building setbacks required. The primary issue pertaining to height relates to the visual impact, specifically when viewed from the street. A minimum structure setback of 30 feet is required from the front, sides and rear property lines. If the building height exceeds 35 feet, an additional foot of setback is required on all sides for every additional foot in height. Due to the nature of the adjoining land uses, and large right-of-way width for Gramsie Avenue (80-feet), reduced building setbacks may be appropriate for this site.

Residential Density

Density is calculated by using the gross site area of the property. Using the existing platted lot of record, the property has an area of about 7.14 acres. Using this lot area, the proposed density is 56 units per acre. When the area of the entire Corporate Center is included (34.6 acres) the density drops to 11.56 units per acre.

The maximum density permitted in the MU land use category is 45 units per acre. For the proposed redevelopment plan to be consistent with this designation, the land area of the entire Corporate Center needs to be included. Due to the proposed density and the interaction of uses within the Corporate Center, the MU land use designation is most appropriate for the site.

While the proposed location is on the interior edge of the Corporate Center, it is in close proximity to an arterial roadway (Lexington Avenue), Interstate 694, employment areas and commercial land uses. These site characteristics are similar to that of other higher density residential developments found in the community.

Traffic Impacts

Currently, access to the development site is gained by driveways that serve the Corporate Center off both Gramsie Road and Chatsworth Street. The conceptual plan submitted eliminates the access driveway onto Gramsie Road and retains a driveway on Chatsworth Street. Access to the site will also be gained from a common driveway that serves the Corporate Center.

The nearby Lexington Avenue corridor and Lexington Avenue/County Road F intersection was recently reconstructed. This project included the addition of a multi-use trail between I-694 and Cummings Park Dr, dedicated right and left turn lanes (including dual left turn lanes northbound and southbound on Lexington Ave.) and a new traffic signal at County Road F. Right turn lanes were added at the ramps to both eastbound and westbound I-694. The Lexington Avenue intersection with Gramsie Road is redesigned and westbound Gramsie Road is restricted to a right-turn only channeling traffic north on Lexington Avenue. With this redesign, motorists will be utilizing Chatsworth Street north to County Road F and west towards the new traffic signal to go southbound on Lexington Avenue.

Traffic generated from this project is expected to peak during the morning and afternoon rush hours. Traffic patterns, however, will be reversed from traffic generated by the Corporate

Center. Additional information on traffic generation will be required with the PUD Development Stage application that shows trip generation as well as trip distribution. There should also be a comparison to the existing land use.

Parking

The development plan includes surface parking for the commercial land uses with surface and underground parking for the apartment building. Approximately 200 underground parking stalls will be provide per phase along with 100 surface parking stalls per phase for a total of 600 parking stalls. The proposed ratio of 1.5 stalls per unit is less than the ratio required by the City Code.

The City's Development Code requires a minimum 2.5 stalls per unit in the R3 zoning district with one stall fully enclosed (Section 206.020 (B1g)). Using this ratio, 1000 parking stalls are required for this use. The Development Code does provide some flexibility with respect to parking standards. The number of parking stalls constructed may be reduced to a number less than the minimum provided parking management techniques are used. Techniques that may be considered include proximity to transit, shared parking and proof of parking (Section 206.020 (C)). Shared parking is expected with the Corporate Center use. Peak parking times for the residential use will occur in the evenings and weekends when parking is not in demand for the Corporate Center.

Public Comment

Property owners within 350-feet of the developments were notified of the request. A development notification sign was also placed on the property.

Ramsey County Public Works staff reviewed the proposal and provided comments regarding traffic. Additional information will be needed regarding traffic impacts on the Chatsworth Street/County Road F intersection.

The City has received inquiries from nearby businesses. No formal comments were submitted.

Planning Commission Review

The Planning Commission reviewed the proposal at their October 25th meeting. The Commission generally was supportive of the proposed use. Reuse of the property for apartments is reasonable due to the site's proximity to arterial roadways, employment centers and commercial land uses. Overall, the Commission was comfortable with the proposed density and shared parking arrangement. The Commission did ask that the applicant provide more information regarding the long term vision of the Corporate Center and how they foresee this use fitting into the business campus. The Commission also asked the applicant to provide additional details regarding the shared parking arrangement and traffic, specifically related to the County Road F/Chatsworth intersection.

Recommendation

Greco/Eagle Ridge is seeking comments regarding the proposed concept plan and redevelopment of this property. The Council is being asked to facilitate the review of the proposed redevelopment, obtain public comment and identify any issues or concerns regarding that may require further attention as the developer prepares plans for the subsequent Development Stage PUD application. No formal action is taken on this application.










Attachments

1. Aerial Location Map
2. Planned Land Use Map/Zoning Map
3. Applicant's Statement and Submitted Plans
4. October 24, 2016 Letter – Ramsey County Public Works – Joe Lux



Legend



-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  Recreational Centers
-  Parcel Points
-  Parcel Boundaries
-  Airports

Notes

1005 Gramsie Road
Planned Unit Development - Concept
Stage

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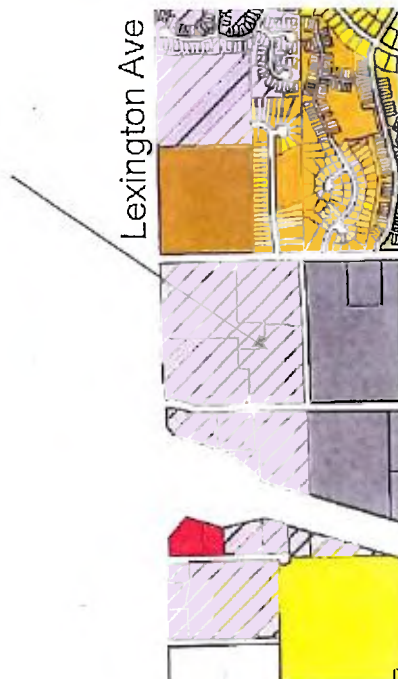
COMPREHENSIVE PLAN – LAND USE MAP



Legend

- POA Boundaries**
- Planned Land Use**
- Residential (up to 4 units/acre)
 - Residential (4 - 8 units/acre)
 - Residential (8 - 20 units/acre)
 - High Density Senior Residential
 - Office
 - Commercial
 - Mixed Use
 - Business Park
 - Tower
 - Light Industrial
 - Institutional
 - Park
 - Recreational Open Space
 - Natural
 - Railroad
 - Open Water

ZONING MAP



Legend

- Zoning**
- RE(40) - Residential Estate - 40,000 sq. ft. or more
 - RE(20) - Residential Estate - 20,000 sq. ft. or More
 - R1 - Detached Residential
 - R2 - Attached Residential
 - R3 - Multi-Dwelling Residential
 - R4 - Mobile Home Residential
 - C1 - Retail Service
 - C2 - General Commercial
 - OFC - Office
 - I - Industrial
 - T - Tower
 - OS - Open Space
 - PUD - Planned Urban Development
 - UND - Urban Underdeveloped
 - BPK - Business Park
 - Open Water

1005 Gramsie Road Project Description

Site Description and Present Use

1005 Gramsie Road is a 160,000 SF 2-story industrial building that was designed to house specialized check printing equipment. It contains 35,000 SF of 28' clear warehouse space and 125,000 sf of office space. Built in 1982, as a check printing facility, Deluxe Checks occupied the building through September 2004. From there the building was utilized as a Class C office by Medtronic on a short term basis while their new Cardiac Rhythm Management HQ was constructed. 1005 Gramsie was selected due to its proximity to Medtronic's other operations at 4000 Lexington. Medtronic vacated in the summer of 2007 and the building was been entirely vacant for over 9-years with the exception of short term leases for a storage user and a test examination firm.

As an office building the space is substandard due to the sheer size of the floors and lack of a window line. A large part of the interior space is over 100 feet from a window views.

As an Industrial building the space is substandard due to the odd 24' X 32' column spacing, limited loading docks and the in-place structural requirement that requires a large portion of the 2nd floor office space stay in place.

Surrounding Properties

The subject property shares the block with three neighboring office buildings and is located on the north side of Gramsie Road facing two hotels, The Hilton Garden Inn and Best Western Plus.

Project Description

Greco, LLC and Eagle Ridge Partners, LLC are proposing a multi-phase redevelopment that would raze the current building and make way for a Class A Market Rate multi-family redevelopment. Once complete the project would host approximately 400 apartment units with a wide range of options including studio, one bedroom, two bedroom, and three bedroom apartment homes. The to-be completed apartments will deliver an opportunity to answer the call for life-cycle housing options within the City of Shoreview. The proposed development will include approximately 400 underground parking stalls and 200 surface stalls directly adjacent to the project. Exterior and interior materials will incorporate the latest in design and construction technologies.

The proposed development will take place in two phases. The first phase will begin in the summer of 2017 and take approximately 17 months to complete and will deliver 200 of the 400 units. Approximately 16-18 months after the first phase is completed the development team will begin construction on phase two which will take approximately 16 months to complete; delivering the final 200 units. Each building will have one level of underground parking and five stories of wood framed housing above. The anticipated building height will be 55'- 60' tall. Once complete the redevelopment will deliver a significant increase in impervious surfaces,

enhanced and expanded green spaces, corrections to the sites storm water runoff, enhanced connection from Lexington Avenue to County Road F, and an increased pedestrian friendly experience. The design team will incorporate landscaping and lighting methods to appropriately incorporate the residential use with the surrounding commercial uses. This method of integration has been successfully completed at One Southdale Place in Edina, City View Apartments in Eagan, The Covington in Bloomington, as well as other similar locations throughout the Twin Cities.

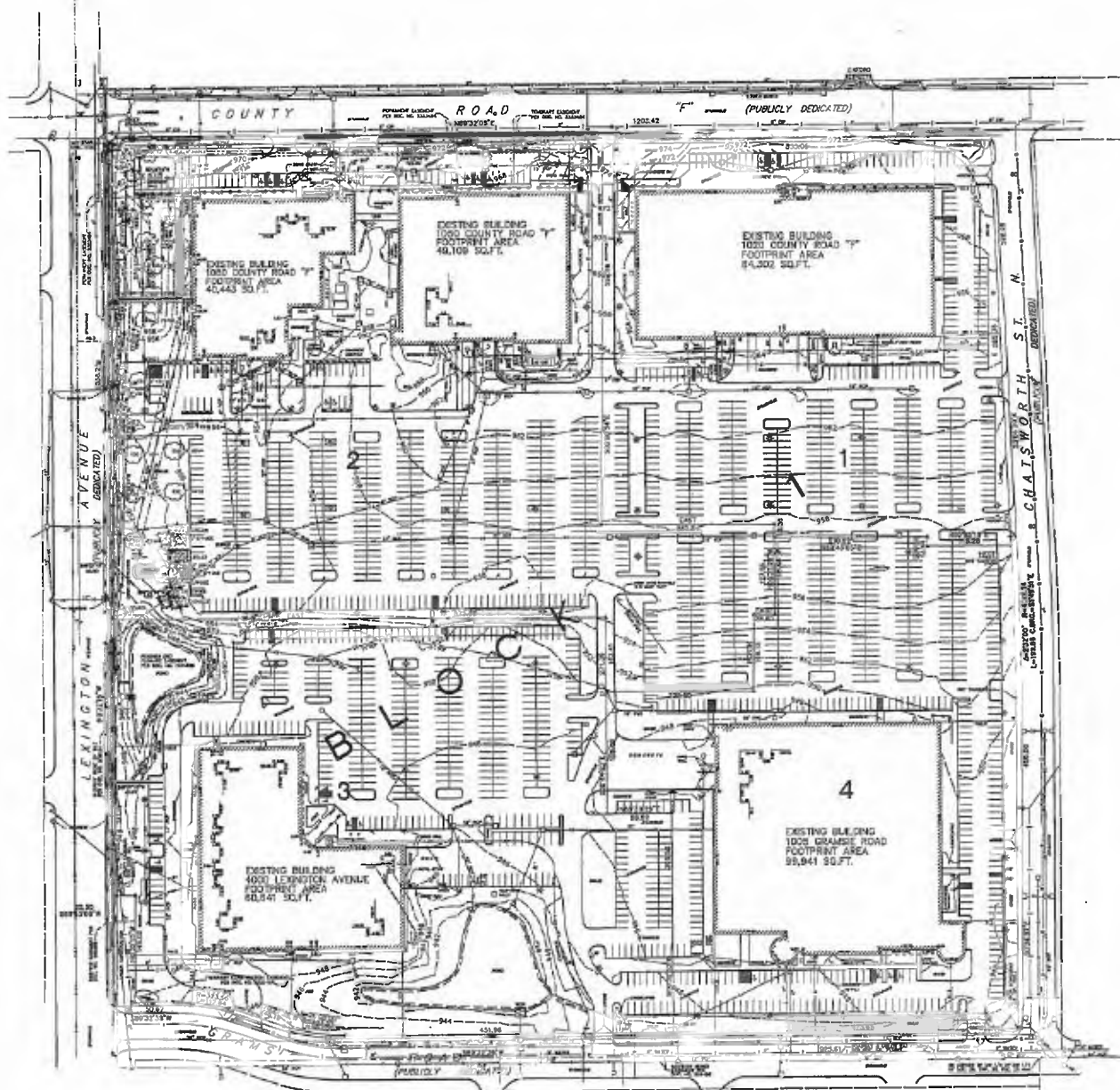
As a residential redevelopment the project will seek to adopt an R-3 zoning designation through the Planned Unit Development process. Without the PUD process the site would likely remain a substandard commercial use with an undefined future tenant and capital investment plan. The PUD process will allow for a thoughtful high design and high impact redevelopment that will benefit adjacent businesses and the local market place as a whole. The project is in the early design phases but at this time the design team has identified two design components that will need variation from the current R3 building code. The first is for overall building height, current limit of 35', to achieve the appropriate level of density and maximize impervious soils and outdoor greenspace for the project. Additionally, the development team will be seeking to accommodate a 1 parking stall per bedroom ratio through underground and surface stalls. Current requirements call for 2.5 stalls per bedroom. Additional considerations may be identified as the project team furthers the design process. At this time the design team sees no conflicts with meeting the Development Stage approval criteria.





Existing building south elevation.

1005 Gramsie Road



LEGEND

▲	NAIL	DR	DRAIN GRATE
•	END IRON MONUMENT	BR	BRICK WALL
•	IRON MONUMENT	WC	METAL COVER
•	HYDRANT	BN	BENCH
•	WATER VALVE	CONC	CONCRETE
•	GAS VALVE	UB	UTILITY BOX
•	LIGHT POLE	DM	TELEPHONE BOX
•	POWER POLE	•	GASMAN
•	ELECTRIC MANHOLE	•	POWELINE
•	MANHOLE	•	OVERHEAD ELECTRIC
•	TELEPHONE MANHOLE	•	SANITARY SINK
•	WATER MANHOLE	•	STORM SINK
•	WELL	•	TELEPHONE LINE
•	SIGN	•	WATERMAN
•	CATCH BASIN	•	UNDERGROUND ELECTRIC
•	ELECTRIC BOX	•	REGULAR PARKING SPACES
•	GAS METER		



TOPOGRAPHIC SURVEY SHOREVIEW CORPORATE CENT SHOREVIEW, MN

HT
PO
 Engineering - Surveying
 Landscape Architecture
 HANSEN THORP PELLINEN OLSON, INC.
 700 Market Street, Suite 200, Minneapolis, MN 55402
 612-338-1100 • 612-338-7800 fax

Project No.	001
Drawn by	HT
Checked by	HT
Date	11/11/2011
Sheet	1 of 1

Existing building west view.

Aerotek

1005 Grams Road

Google



Existing building east view.

1005 Gramsie Road

An aerial photograph of a large, rectangular industrial building with a grey roof and blue walls. The building is situated in a landscaped area with green lawns and trees. To the left and right of the building are large parking lots with many parking spaces. A red location pin is placed on the roof of the building, and the text '1005 Gramsie Road' is overlaid. The image is labeled 'Existing building east view.' in the top right corner.

Existing Building and site conditions.

1005 Gramsie Road

Gramsie Rd

Gramsie Rd

Chatsworth St N



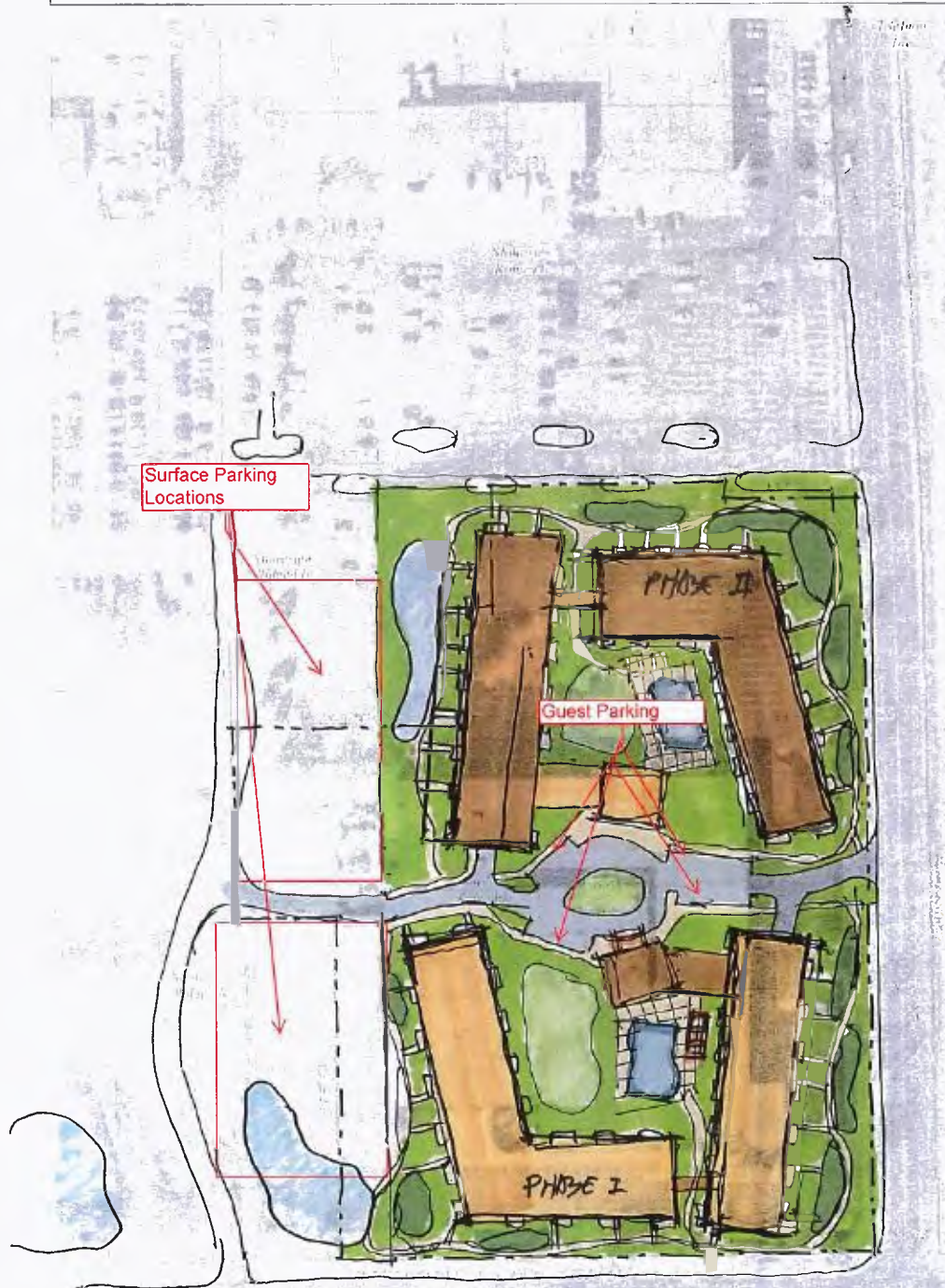
- Legend**
- City Limits
 - Schools
 - Hospitals
 - Fire Station
 - Police Station
 - Post Office
 - Public Library
 - Park
 - Playground
 - Golf Course
 - Airport

2 Phases:
 -Approx. 200 units/phase
 -200 underground stalls/phase
 -100 surface stalls/phase
 -5 stories of housing



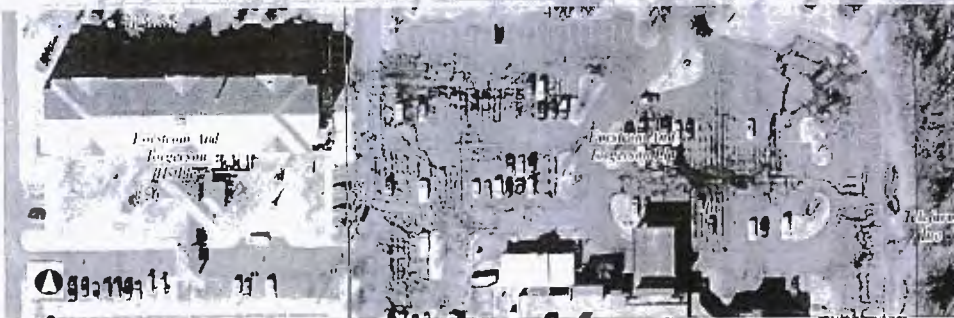
8.19.16
 BKV/GREC

(B)



Legend

- [] City Halls
- [] Schools
- [] Hospitals
- [] Fire Stations
- [] Police Stations
- [] Public Buildings
- [] Parcel Features
- [] Parcel Features
- [] Primary Owners
- [] Airports



8.19.16
BKV/GREC

(B)

200.0 0 100.00 200.0 Feet
NAD_1983_HARN_Adj_MN_Ramsey_Feet
© Ramsey County Enterprise GIS

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Enter Map Description

October 24, 2016

Kathleen Castle
City Planner
City of Shoreview
4600 N. Victoria St.
Shoreview, MN 55126

PLANNED UNIT DEVELOPMENT, 1005 GRAMSIE ROAD

Dear Kathleen:

We have reviewed the materials you sent on the proposed redevelopment of 1005 Gramsie Road as a 400-unit apartment complex and have the following comments:

- We previously provided you with the traffic study done by HZ United for our project on Lexington Avenue that included reconstructing the Lexington Avenue/County Road F intersection and analyzed the Chatsworth Street/County Road F and Gramsie Road/Lexington Avenue intersections. Using the ITE Trip Generation tables, upon completion the apartment complex will generate approximately 141 more AM peak hour trips and 184 more PM peak hour trips than the office/warehouse complex at full capacity. The developer should be required to provide a traffic impact study analyzing the operational effects of this increased traffic on those intersections. The HZ United study
- Ramsey County plans to repave County Road F between the east end of the recently completed project and Victoria Street in 2017. If the traffic study recommends changes to the lane configuration that do not require widening of the road at the Chatsworth Street intersection, striping changes can be incorporated into our project.
- We have discussed the need for trailblazing signs to direct drivers to southbound Lexington Avenue via Gramsie and Chatsworth Streets and will continue to work toward getting the appropriate signing installed prior to this development being started. Some additional signing may be desired and should be considered for inclusion by the developer.

Please let me know if you have questions or comments. We look forward to working with the City as this development progresses.

Sincerely,



Joseph Lux
Senior Transportation Planner

C: Tom Wesolowski, Shoreview City Engineer

MOTION

MOVED BY COUNCIL MEMBER: _____

SECONDED BY COUNCIL MEMBER: _____

To authorize execution of the Site Development Agreement, and to approve the Final Plat, Gramsie Woods, submitted by Peter Knaeble, Golden Valley Land, Co. to subdivide the property at 0 Gramsie Road into 7 single-family residential lots and 2 outlots, subject to the following:

1. A public use dedication fee shall be submitted as required by ordinance.
2. The applicant shall obtain permits from Rice Creek Watershed District, and other agencies as needed prior to the City's issuance of a grading permit or building permit.
3. Municipal water and sewer shall be provided to all lots.
4. Tree Preservation and Replanting plan shall be submitted for review and approval by the City Planner. Replacement trees shall be planted in accordance with the City's Woodlands and Vegetation Ordinance.
5. Grading, Drainage and Erosion Control plans shall be submitted with each building permit application.
6. Final site grading and utility plans are subject to review and approval by the City Engineer.
7. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.
8. The developer shall erect signs at the edge of the 16.5' wetland buffer area.

This approval is based on the following findings of fact:

1. The proposal supports the policies in the City's Comprehensive Plan relating to land use and housing.
2. The subdivision complies with the City's development code standards for plats and single-family residential development.
3. The proposed low density residential use will not adversely impact the planned land use of the surrounding property.
4. The Final Plat is consistent with the previous Preliminary Plat approval.

ROLL CALL: **AYES** _____ **NAYS** _____

Johnson	_____	_____
Quigley	_____	_____
Springhorn	_____	_____
Wickstrom	_____	_____
Martin	_____	_____

Regular City Council Meeting – November 7, 2016

TO: Mayor, City Council and City Manager
FROM: Niki Hill, AICP, Economic Development and Planning Associate
DATE: November 3, 2016
SUBJECT: File 2641-16-40, Final Plat, Golden Valley Land Co., 0 Gramsie Road

Introduction

In October of this year, Peter Knaeble, Golden Valley Land Co. received approval to subdivide and develop the property at 5878 Lexington Avenue into 7 lots for single-family detached homes and 1 outlot for future development. The applications submitted for this development project include the following:

- 1) Rezoning – changing the zoning designation from UND, Urban Underdeveloped to R1, Detached Residential.
- 2) Preliminary Plat – to plat the property into 7 parcels for single-family residential development and 1 outlot for future development
- 3) Variance – to waive the key lot depth requirements for Lots 1-5

Final Plans have been prepared and the developer is seeking approval of the Final Plat, including the Development Agreements.

Project Summary

The property has an area of 15.57 acres of vacant land for single-family residential lots. The property is located north of Interstate – 694, west of Victoria Street, south of Gramsie Rd., and to the east of the tower properties and currently zoned UND – Urban-Undeveloped. Access to the property is from Gramsie Rd.

Final Plat

The 7 residential parcels are consistent with the preliminary plat. The Council may recall that the Planning Commission approved variances for lot depth for Lots 1-5 which are Key Lots. The Variance approval was appealed and upheld by the City Council at their October 17, 2016 meeting. The structures on these lots must have a minimum 40-foot setback from the rear (south) property line.

The proposed Outlot A has been modified for the Final Plat submittal. It has been divided into two separate Outlots (A and B). The applicant identifies these outlots as “Outlot A” to be replatted sometime in the future with the Tan property; and “Outlot B” which could be replatted in the future or possibly gifted to the City. Staff is supportive of this change as the land area in Outlot A would not be developable on its own without the property at 808 Randy Avenue.

Stormwater for this project will be treated with an infiltration/filtration basin in the undeveloped Gramsie Road right of way to the north and west of the development. The seven new homes will

utilize the existing sanitary sewer and watermain on Gramsie Road. The proposed stormwater management system has been reviewed by the City Engineer.

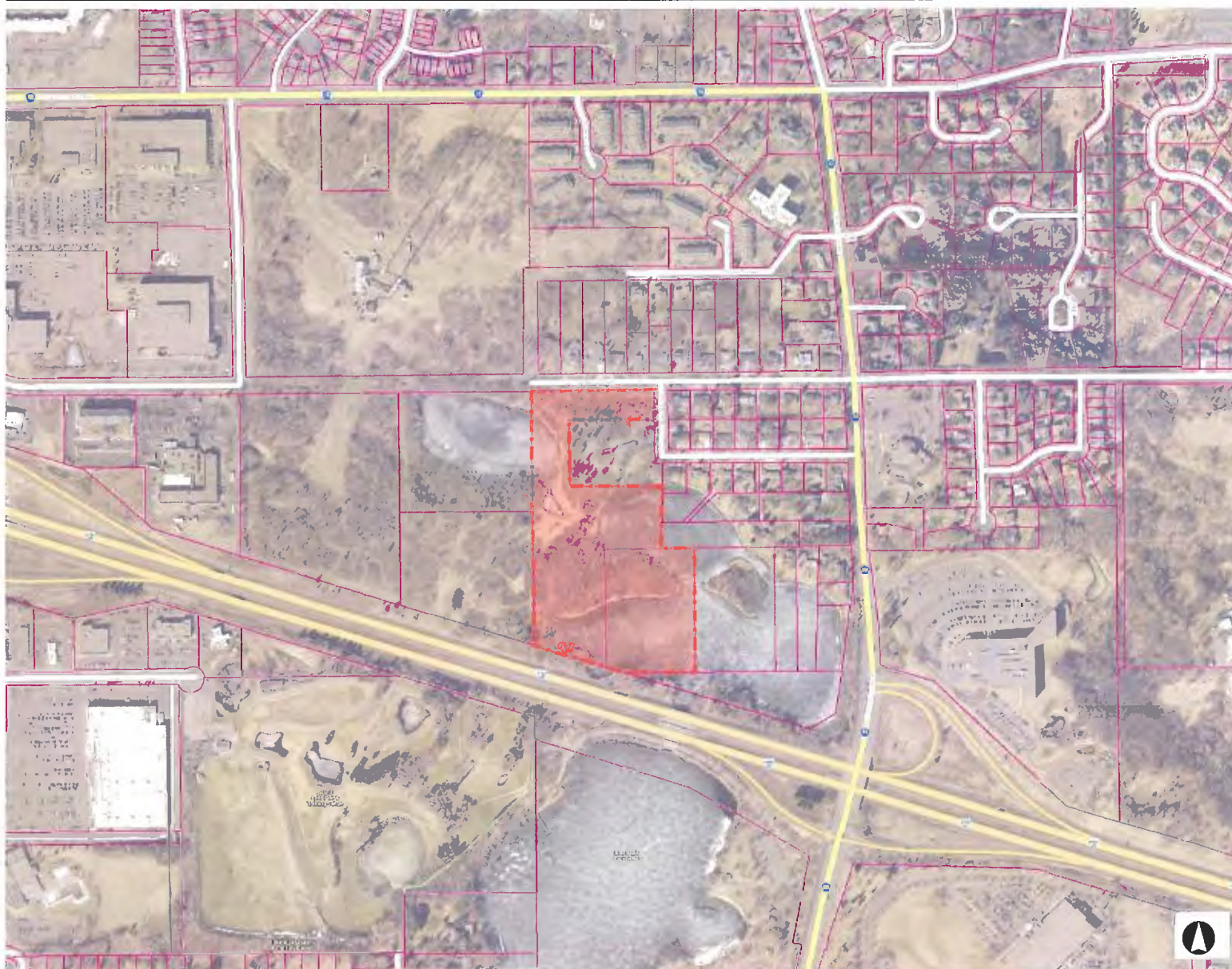
Recommendation

The submitted application and plans have been reviewed and found to comply with the previous approvals. Staff recommends the Council approve the Final Plat, including the Development Agreements, subject to the following conditions.

1. A public use dedication fee shall be submitted as required by ordinance.
2. The applicant shall obtain permits from Rice Creek Watershed District, and other agencies as needed prior to the City's issuance of a grading permit or building permit.
3. Municipal water and sewer shall be provided to all lots.
4. Tree Preservation and Replanting plan shall be submitted for review and approval by the City Planner. Replacement trees shall be planted in accordance with the City's Woodlands and Vegetation Ordinance.
5. Grading, Drainage and Erosion Control plans shall be submitted with each building permit application.
6. Final site grading and utility plans are subject to review and approval by the City Engineer.
7. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.
8. The developer shall erect signs at the edge of the 16.5' wetland buffer area.

Attachments:

1. Location Map
2. Submitted Statement and Plans
3. Site Development Agreement
4. Motion



1,333.3 0 666.67 1,333.3 Feet









NAD_1983_HARN_Adj_MN_Ramsey_Feet
© Ramsey County Enterprise GIS Division

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend



-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  Recreational Centers
-  Parcel Points
-  Parcel Boundaries

Notes

Enter Map Description



Nicole Hill <nhill@shoreviewmn.gov>

Gramsie Woods, Shoreview

Peter Knaeble <peterknaeble@gmail.com>

Wed, Oct 12, 2016 at 3:19 PM

To: Niki Hill <nhill@shoreviewmn.gov>

Cc: Tom Wesolowski <twesolowski@shoreviewmn.gov>, Matt Pavek <mattpavek@gmail.com>

Niki,

Attached is a copy of the final plat for this project for your review and approval. I will be mailing the final plat application, \$560 fee, four full size copies, and one 11x17 copy separately. Also attached is a copy of our purchase agreement for your use in calculating the amount of the Public Recreation Use Dedication fee.

We would also like to request that the final plat be modified with two outlots instead of one (see attached). This would allow Outlot A to be replatted sometime in the future with the Tan property; and Outlot B could be replatted in the future or possibly gifted to the City.

Thanks.

[Quoted text hidden]

3 attachments

 **GRAMSIE WOODS - Final Plat (10-11-16).pdf**
559K

 **Gramsie Woods PA.pdf**
6436K

 **10-11-16 final plat with 2 outlots.pdf**
523K

C0.1

KNOW ALL MEN BY THESE PRESENTS: That Golden Valley Land Company, a Minnesota corporation, fee owner of the following described property situated in the City of Shoreview, County of Ramsey, State of Minnesota:

The south 565.71 feet of the South Half of the Northeast Quarter of Section 26, Township 30 North, Range 23 West, Ramsey County, Minnesota, lying westerly of the following described line:
Commencing at the East Quarter (1/4) corner of said Section, thence West along the South line of said Northeast Quarter (NE 1/4) of said Section a distance of 1902.45 feet; thence deflecting 90° right for a distance of 565.71 feet and there terminating; subject to trunk highway 694-393, in and for Ramsey County, Minnesota.

and
The west 585.42 feet of the South Half of the Northeast Quarter of Section 26, Township 30 North, Range 23 West, Ramsey County, Minnesota, lying north of the south 565.71 feet thereof, except the south 300 feet of the north 470 feet of the east 412.42 feet of the east 412.42 feet of the west 585.42 feet of said South Half of the Northeast Quarter of Section 26;

and
The north 120 feet of the south 565.71 feet of the South Half of the Northeast Quarter of Section 26, Township 30 North, Range 23 West, Ramsey County, Minnesota, except that part described as commencing on the North and South Quarter Section line of Section 26 distant 565.71 feet North of the center of said Section, thence Easterly parallel with the East and West Quarter Section line to the center line of Victoria Street being the point of beginning of land to be described; thence Northerly along the center line of Victoria Street 120 feet, thence Westerly and parallel with the East and West Quarter Section line 885.24 feet; thence Southerly and parallel with the North and South Quarter section line 120 feet; thence Easterly 890.33 feet to the point of beginning, subject to Victoria Street, which was conveyed to Clifford Ingvald by a Warranty Deed dated July 19, 1954, and recorded in "1454" of Deeds, page 115.

Has caused the same to be surveyed and plotted as GRAMSIE WOODS and does hereby dedicate to the public for public use forever the public ways and drainage and utility easements as shown on this plat.

In witness whereof said Golden Valley Land Company, a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

SIGNED: GOLDEN VALLEY LAND COMPANY

Peter J. Knoeb, President

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by
Peter J. Knoeb, President of Golden Valley Land Company, a Minnesota corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Jason E. Rud, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey, that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set or will be correctly set within one year of recording this plat; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Jason E. Rud, Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20____, by Jason E. Rud, a Licensed Land Surveyor.

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY OF SHOREVIEW
We do hereby certify that on the _____ day of _____, 20____, the City Council of the City of Shoreview, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

_____, Mayor _____, City Clerk

DEPARTMENT OF PROPERTY RECORDS AND REVENUE
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Property Records and Revenue By _____ Deputy

COUNTY SURVEYOR
Pursuant to Minnesota Statutes, Section 363A.42, this plat is approved this _____ day of _____, 20____.

Craig W. Minzman, L.S.
Ramsey County Surveyor

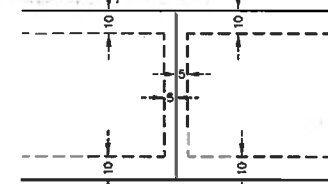
COUNTY RECORDER
COUNTY OF RAMSEY, STATE OF MINNESOTA
I hereby certify that this plat of GRAMSIE WOODS was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly filed in Book _____ of Plats, Page _____ as Document Number _____.

Deputy County Recorder

GRAMSIE WOODS

EASEMENT DETAIL

SCALE: 1 INCH = 30 FEET
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

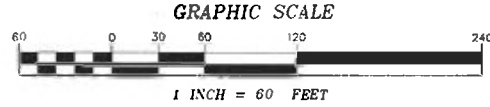


For the purposes of this plat, the West line of the Northeast Quarter of Section 26, Township 30, Range 23, Ramsey County, Minnesota is assumed to bear South 0 degrees 35 minutes 58 seconds East.

Denotes set 1/2 inch by 18 inch iron pipe monument marked RLS 41578.

• Denotes found iron monument as labeled.

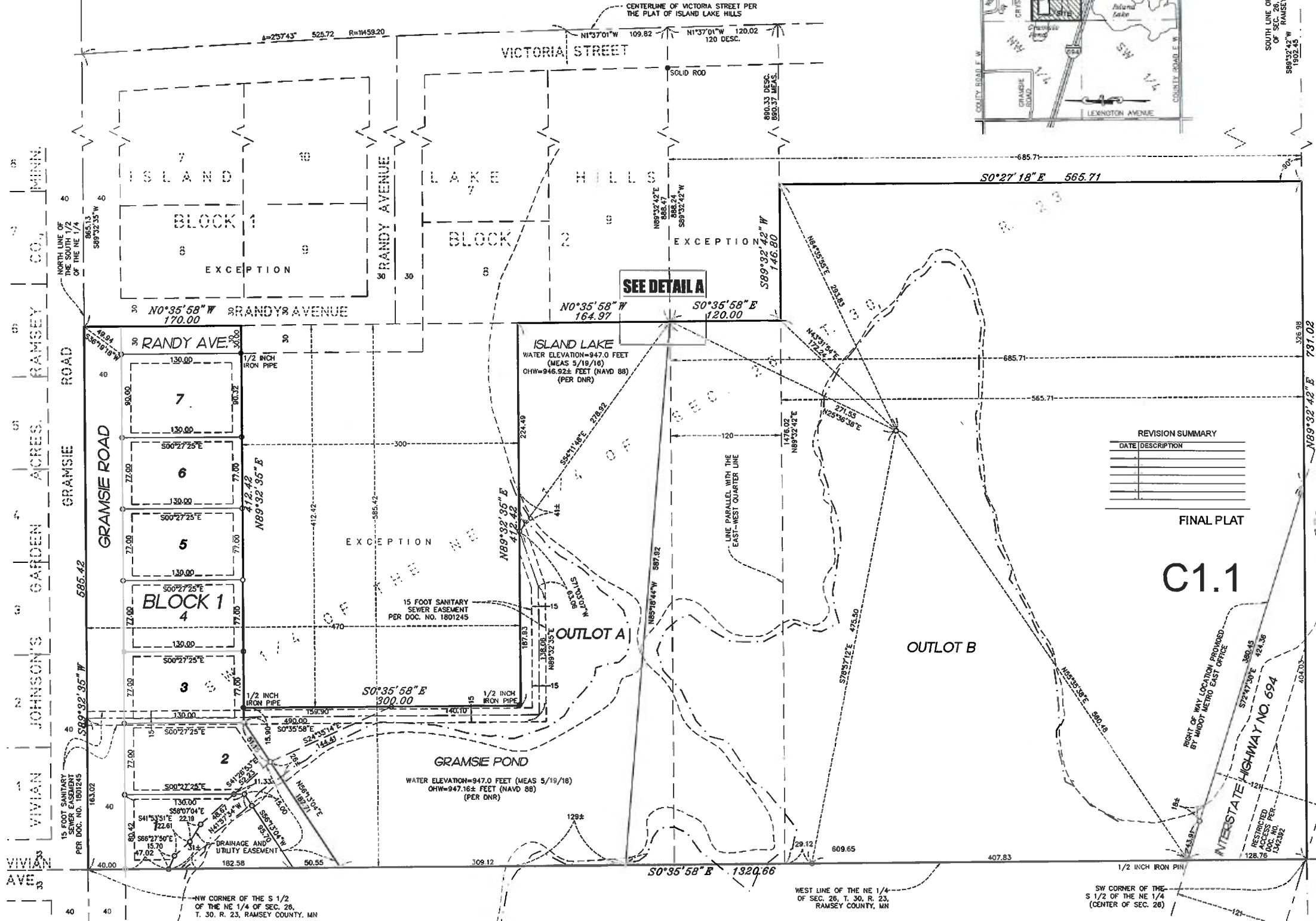
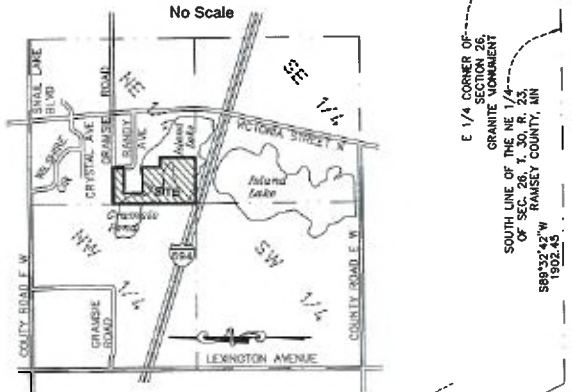
--- Denotes wet land delineated by Jacobson Environmental



BENCHMARK

INDOT GSD STATION #101271
INDOT NAME: 6285 AB
ELEVATION: 966.445 FEET (NAVD 88)

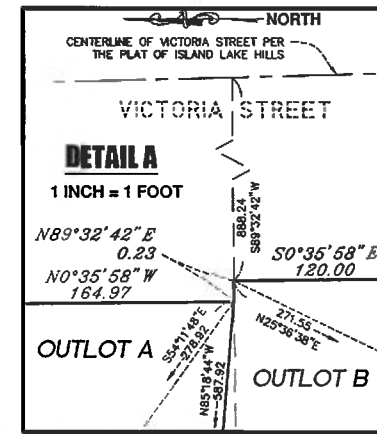
VICINITY MAP
SEC. 26, T.30, R.23
RAMSEY COUNTY,
MINNESOTA
No Scale



REVISION SUMMARY	
DATE	DESCRIPTION

FINAL PLAT

C1.1



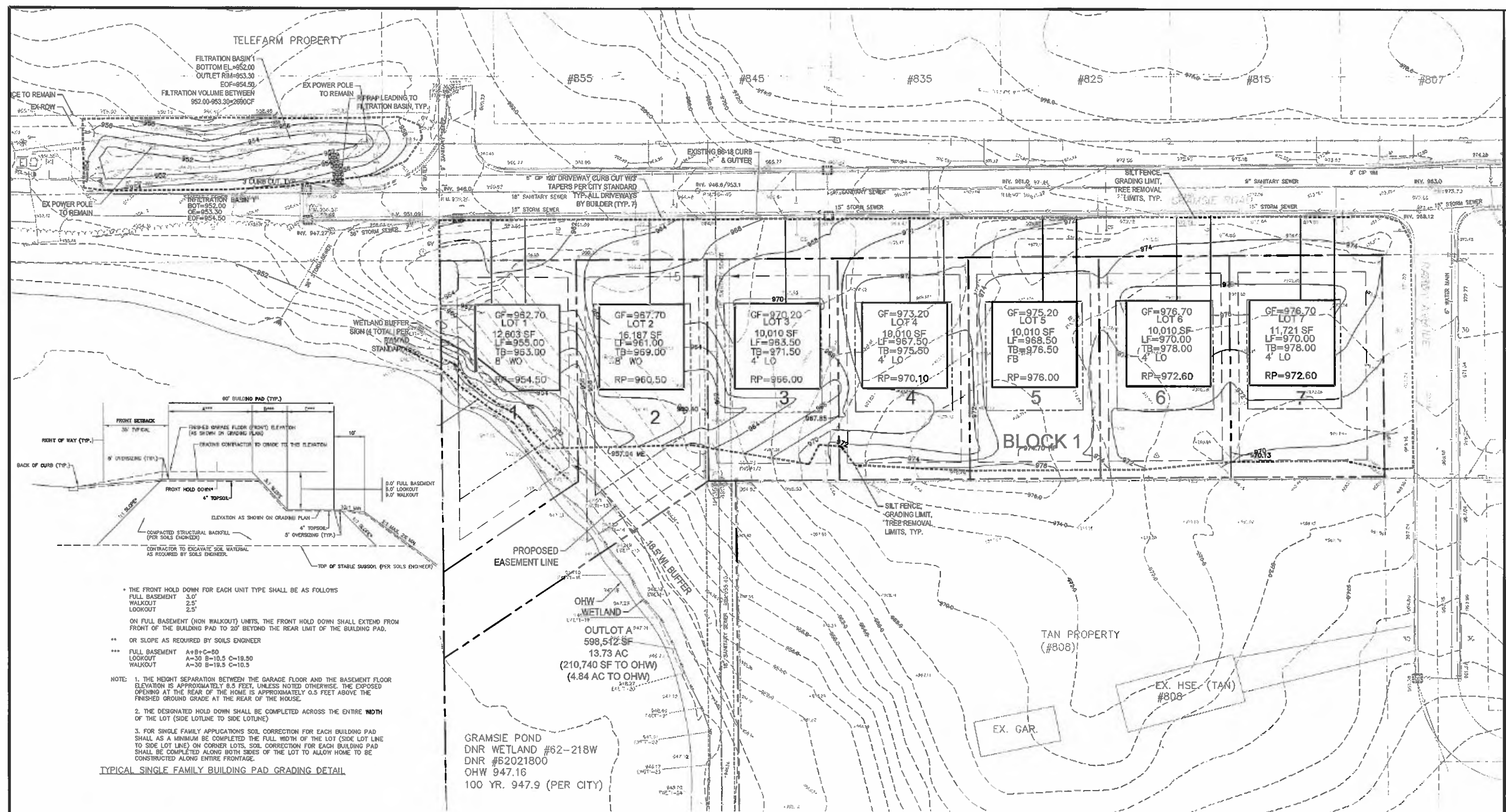
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Matthew R. Pavlek
DATE 10/21/16 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
7/25/16	PRELIMINARY PLAT SUBMITTAL
8/23/16	WATERSHED RESUBMITTAL
10/21/16	CONSTRUCTION DOCUMENTS

REVISION SUMMARY	
DATE	DESCRIPTION

GRADING PLAN	
PROJECT NUMBER:	16102

C2.0
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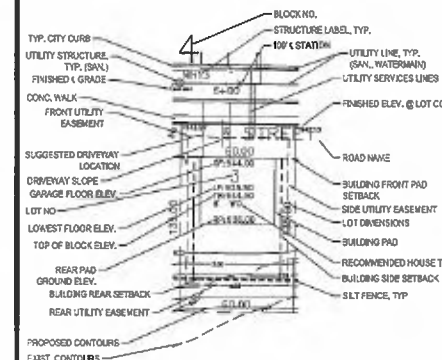
* THE FRONT HOLD DOWN FOR EACH UNIT TYPE SHALL BE AS FOLLOWS:
FULL BASEMENT 3.0'
WALKOUT 2.5'
LOOKOUT 2.5'
ON FULL BASEMENT (NON WALKOUT) UNITS, THE FRONT HOLD DOWN SHALL EXTEND FROM FRONT OF THE BUILDING PAD TO 20' BEYOND THE REAR LIMIT OF THE BUILDING PAD.
** OR SLOPE AS REQUIRED BY SOILS ENGINEER
*** FULL BASEMENT A+B+C=60
LOOKOUT A=30 B=10.5 C=19.50
WALKOUT A=30 B=19.5 C=10.5
NOTE: 1. THE HEIGHT SEPARATION BETWEEN THE GARAGE FLOOR AND THE BASEMENT FLOOR ELEVATION IS APPROXIMATELY 6.5 FEET, UNLESS NOTED OTHERWISE. THE EXPOSED OPENING AT THE REAR OF THE HOME IS APPROXIMATELY 0.5 FEET ABOVE THE FINISHED GROUND GRADE AT THE REAR OF THE HOUSE.
2. THE DESIGNATED HOLD DOWN SHALL BE COMPLETED ACROSS THE ENTIRE WIDTH OF THE LOT (SIDE LOTLINE TO SIDE LOTLINE)
3. FOR SINGLE FAMILY APPLICATIONS SOIL CORRECTION FOR EACH BUILDING PAD SHALL AS A MINIMUM BE COMPLETED THE FULL WIDTH OF THE LOT (SIDE LOTLINE TO SIDE LOTLINE) ON CORNER LOTS, SOIL CORRECTION FOR EACH BUILDING PAD SHALL BE COMPLETED ALONG BOTH SIDES OF THE LOT TO ALLOW HOME TO BE CONSTRUCTED ALONG ENTIRE FRONTAGE

TYPICAL SINGLE FAMILY BUILDING PAD GRADING DETAIL

GENERAL GRADING NOTES:

- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOWLINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE

- CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 8 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 8 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUINED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEN AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
- TOLERANCES
 - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- MAINTENANCE



TYPICAL LOT INFORMATION:

CITY OF SHOREVIEW GRADING NOTES:

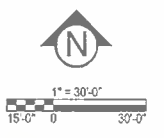
- RESERVED FOR CITY SPECIFIC GRADING NOTES.

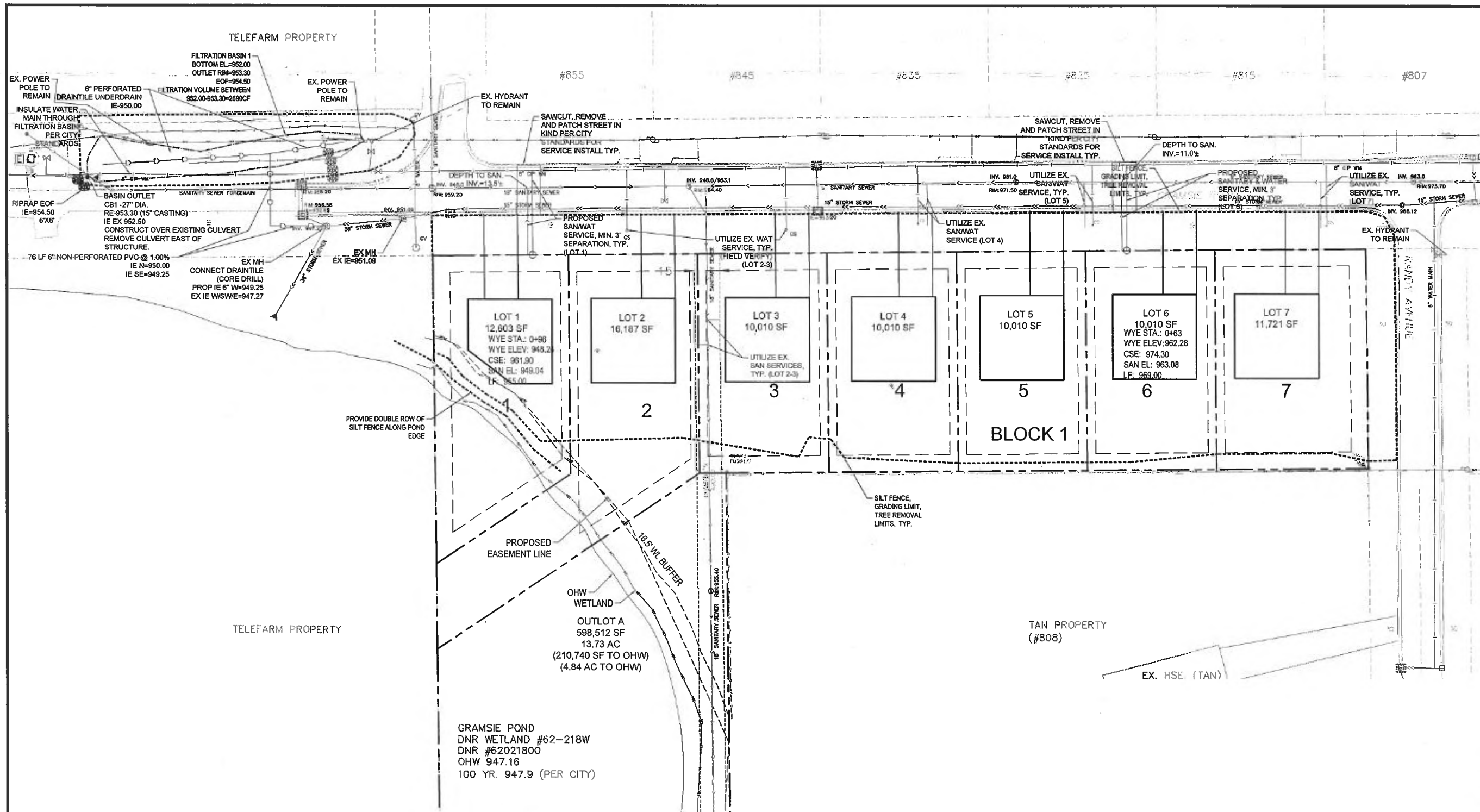
EROSION CONTROL NOTES:
SEE SWPPP ON SHEETS SW11.0-SW11.4

GRADING PLAN LEGEND:

- 881 EX. 1' CONTOUR ELEVATION INTERVAL
- 819 1.0' CONTOUR ELEVATION INTERVAL
- 891.0 SPOT GRADE ELEVATION (FLOW LINE UNLESS OTHERWISE NOTED)
- 891.0 G SPOT GRADE ELEVATION GUTTER
- 891.0 BC SPOT GRADE ELEVATION BACK OF CURB (TOP OF CURB)
- 891.0 BS/TS SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- T.O. TIP OUT (T.O.) CURB AND GUTTER WHERE APPLICABLE - TAPER GUTTERS TO DRAIN AS SHOWN
- EXISTING AND PROPOSED DRAINAGE ARROWS

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1188 TOLL FREE
(651) 454-0002 LOCAL





GENERAL UTILITY NOTES:

- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (855-454-0002 OR 800-292-1166) FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DISCRETION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 82 DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 24" FEET. ALL CATCH BASINS IN OUTLETS SHALL BE SUMPED 24" FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.

- MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.

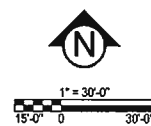
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT, APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.

CITY OF SHOREVIEW UTILITY NOTES:

- RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY LEGEND:

- MANHOLE OR CATCH BASIN
- MANHOLE OR CATCH BASIN
- CATCH BASIN
- WATER MAIN
- SANITARY SEWER
- STORM SEWER



GRAMSIE WOODS
GRAMSIE ROAD & RANDY AVENUE, SHOREVIEW, MN 55126
GOLDEN VALLEY LAND COMPANY
6001 GLENWOOD AVENUE, GOLDEN VALLEY, MN 55422

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavlek
Matthew R. Pavlek
DATE 10/21/16 LICENSE NO. 44263

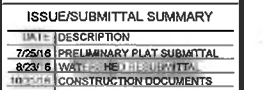
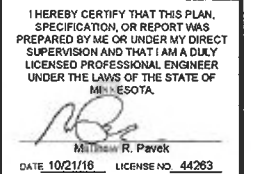
ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
7/25/16	PRELIMINARY PLAN SUBMITTAL
8/23/16	WATERSHED RESUBMITTAL
10/21/16	CONSTRUCTION DOCUMENTS

REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT NUMBER: 16102

UTILITY PLAN

C3.0



CITY OF SHOREVIEW TREE NOTES:

1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.

LEGEND:
LM = LANDMARK TREE
NLM = NON LANDMARK TREE

**SUBDIVISION AGREEMENT
FOR GOLDEN VALLEY LAND CO, 0 GRAMSIE ROAD
'GRAMSIE WOODS'**

(I) THIS AGREEMENT is made and entered into by and between the City of Shoreview, a municipal corporation and political subdivision of the State of Minnesota (hereinafter the "City") and Golden Valley Land Co their successors and assigns (hereinafter the "Developer").

(II) On November 7, 2016 the City gave *final plat* approval to develop certain property located within the City and legally described as follows (hereinafter the "subject property")

The south 565.71 feet of the South Half of the Northeast Quarter of Section 26, Township 30 North, Range 23 West, Ramsey County, Minnesota, lying westerly of the following described line:

Commencing at the East Quarter (1/4) corner of said Section, thence West along the South line of said Northeast Quarter (NE 1/4) of said Section a distance of 1902.45 feet; thence deflecting 90° right for a distance of 565.71 feet and there terminating; subject to trunk highway 694-393, in and for Ramsey County, Minnesota.

and

The west 585.42 feet of the South Half of the Northeast Quarter of Section 26, Township 30 North, Range 23 West, Ramsey County, Minnesota, lying north of the south 685.71 feet thereof, Except the south 300 feet of the north 470 feet of the east 412.42 feet of the west 585.42 feet of said South Half of the Northeast Quarter of Section 26;

and

The north 120 feet of the south 685.71 feet of the South Half of the Northeast Quarter of Section 26, Township 30 North, Range 23 West, Ramsey County, Minnesota, Except that part described as commencing on the North and South Quarter Section line of Section 26 distant 565.71 feet North of the center of said Section, thence Easterly parallel with the East and West Quarter Section line to the center line of Victoria Street being the point of beginning of land to be described; thence Northerly along the center line of Victoria Street 120 feet, thence Westerly and parallel with the East and West Quarter Section line 888.24 feet; thence Southerly and parallel with the North and South Quarter section line 120 feet, thence Easterly 890.33 feet to the point of beginning, subject to Victoria Street, which was conveyed to Clifford Ingwell by a Warranty Deed dated July 19, 1954, and recorded in "1454" of Deeds, page 115.

(Generally known as 0 Gramsie Road, which upon platting will comprise the subdivision to be known as *Gramsie Woods*)

(III) Pursuant to City Ordinances, the Developer is required:

A. To make certain improvements to the subject property.

- B. To provide the City with a form of surety, approved by the City's Attorney, insuring completion of any required improvements, which remain incomplete at the time of request for occupancy.
- C. To follow certain procedures, as determined by the City, to control soil erosion during the development of the subject property.

(IV) In consideration of the City's grant of permission allowing the Developer to develop the subject property, and in consideration of the mutual agreements contained herein, the City and the Developer agree as follows:

- A) **Zoning.** Lots 1-7, Block 1 within this development are zoned R1, Detached Residential District. Outlots A and B are zoned UND, Urban Underdeveloped.
- B) **Gramsie Woods Plat.** The approved Plat subdivides the property into 7 lots for single-family residential development and 2 outlots to remain undeveloped at this time, and dedicates easements for public infrastructure and stormwater management.
- C) **Special Development Terms.** The project is subject to the conditions as approved by the City Council on November 7, 2016 (**Exhibit A**) whether or not specified in this Agreement.
- D) **Outlot A.** Outlot A is a landlocked parcel and is reserved for future development with the adjoining property at 808 Randy Avenue. No structures or construction, including site grading or the removal of vegetation are permitted on Outlot A.
- E) **Outlot B.** Outlot B is a landlocked parcel. No structures or construction, including site grading or the removal of vegetation are permitted on this Outlot. The Developer shall work with the City of Shoreview to explore options to donate this property to the City, Ramsey County or other public government agency. If the property is not donated, this Outlot may not be developed in the future unless access is provided in a manner that minimizes wetland impacts.
- F) **Wetland Buffer.** A wetland buffer must be established on Lots 1 and 2 with an easement 16.5-foot upland of the boundary of the delineated wetland. Any disturbed areas within the buffer shall be restored with native plantings approved by the City. The boundary of this buffer shall be identified with signage. Said signage shall be installed prior to the issuance of any building permit for the new home construction on Lots 1 and 2.
- G) **Public Easements.** Drainage and Utility easements, including easements over the delineated wetland and wetland buffer areas, shall be dedicated to the City as required by the Public Works Director and the Municipal Code.

- H) **City Permits Required.** The Developer shall not commence any tree removal, grading or erosion control activity until a grading permit is issued. A demolition permit and sanitary sewer/water permit are required for the removal of any structures.
- I) **Other Agency Permits and Approvals.** It is the Developer's responsibility to apply for and to acquire all other required agency permits prior to commencing construction. The applicant shall obtain an NPDES permit and Rice Creek Watershed District permit before any City permits are issued for this site.
- J) **Public Recreation Use Dedication Fee.** The Developer agrees to pay a public recreation use dedication fee in the form of a Cash Equivalent Payment based on the fair market value (FMV) of the land by reference to current market data, if available, or by obtaining an appraisal of the land from a licensed real estate appraiser. Except as hereinafter provided, the cash equivalency payment shall be due and payable on or before the execution of a development agreement or release of the final plat by the City. The FMV of the existing parcels has been determined to be **\$507,000**, as identified in the appraisal for the property.

Residential Use. The Cash Equivalency Payment required for residential uses is based upon the density of dwelling units per acre on the development, and the FMV of the land. The proposed development has a density of **3.78 units per acre**, therefore, **the Cash Equivalency Payment shall equal 6% of the FMV**. The Fair Market Value of the proposed Lots 1-7 property is **\$249,750.00** and **the Cash Equivalency Payment required is \$14,985.00**. Future subdivision of Outlots A or B will require a separate Public Recreation Use Dedication Fee.

- K) **Building Permit Issuance** Building permits will not be issued until a grading as-built has been submitted by the Developer, and reviewed and approved by the City; All public utilities are inspected and approved by the City; and Erosion Control is installed or seeding and mulching of the site is completed and approved by the Public Works Director.
- L) **Improvements – Plans and Specifications.** All improvements shall be constructed in accordance with the approval of the City Council, the City's ordinances and regulations and pursuant to approved plans and specifications submitted for the Final Plat. The approved plans include the subdivision of this property into 7 lots for single-family residential use, municipal utilities and stormwater management. All requirements attached to said project by the City's Council on November 7, 2016, as conditions of the Final Plat approval, are to be satisfied whether or not identified in this document. Minor changes may be permitted if approved by the Public Works Director.

The Developer agrees to provide the City with four copies of the final plans and specifications for the proposed improvements in form and a time satisfactory to City Staff. No construction may begin until the plans and specifications have been approved.

- M) **Tree Replacement and Protection.** The Developer agrees to protect and preserve trees in accordance with the tree preservation plan approved by the City Council. Tree protection measures are required to minimize the impact development activities have on trees that are to be retained on the development site as identified on the Tree Preservation Plan.

Protective tree fencing shall be inspected by the City Staff prior to the issuance of a grading permit and commencement of any grading or site development activities. All fencing shall be installed in accordance with the approved plans. Additionally, a berm of wood chips shall be placed adjacent to the protective fence.

The developer shall submit a **cash surety in the amount of \$2,000.00** to ensure said protection measures will be installed and maintained during construction. If landmark trees are damaged during construction, the replacement ratio is 1 replacement tree per damaged landmark tree and a surety deposited at a rate of \$250.00 per required replacement tree.

Tree replacement shall be required as specified in the City's ordinances. If the number of trees required to be replaced cannot be planted on the development site, the Developer agrees to provide a cash contribution to the City's Forestry Fund at a rate of \$250.00 per replacement tree.

- N) **Tree Replacement.** Prior to issuance of a grading permit, the Developer shall submit a tree replacement plan for approval by the City Planner. The Developer agrees to install all replacement trees as shown on the approved plan and to be consistent with the standards established in the Development Regulations of the City of Shoreview. All replacement trees placed, as part of this plan shall be replaced with like material if they should die within twelve months of planting.
- O) **Sewer and Water Utility Improvements (Public Utilities).** Public Sewer and Water Utilities are available in the Gramsie Woods right-of-way. Sewer and water services to each Lot within Gramsie Woods shall be installed by the Developer. All costs, including those to acquire permits, install and test the pipe installation, and to repair Gramsie Road shall be the sole responsibility of the Developer. The City will not assess the service installations, but will levy access charges to be paid by the Builder. The existing sewer and water mains shall be tapped, and service stubs shall be installed to the front property line by the Developer in accordance with the City's ordinances and regulations, and pursuant to specifications approved by the Public Works Director.
- 1) Developer shall submit a surety in the amount of **\$5,000.00** to insure the repair and restoration of Gramsie Road after the sewer and water services have been installed to the property line. A surety for street and trail repair and restoration may be included with each building permit as deemed appropriate by the City.
 - 2) Developer agrees that all sanitary sewer and water facilities (pipes and all other improvements) installed on the subject property are private, and Developer shall

be solely responsible for the maintenance, repair, and replacement of all sanitary sewer and water improvements.

- P) **Erosion Control.** An Erosion Control Plan/Storm Water Pollution Prevention Plan (SWPPP) shall be prepared under the seal of a Registered Professional Engineer on behalf of the Developer and shall be submitted to the Public Works Director. The Developer agrees to comply with the recommendations of the Public Works Director for the subject property and shall incorporate these recommendations in to the plans and specifications. *No site grading shall occur prior to the installation of approved erosion control, and tree protection measures and execution of required agreements and submission of sureties.*

The development is subject to the Erosion Control Agreement (**Exhibit D**) for the Plat, and the Developer agrees to the terms and conditions of that Agreement.

- Q) **Site Restoration.** All disturbed areas shall be restored in accordance with the best management practices identified in the NPDES permit and shall be consistent with the City's Surface Water Management Plan and Surface Water Pollution Prevention Plan. All disturbed areas shall be seeded and disk anchored, mulched, or sodded within 14 days of final grade unless development is completed between November 15th to April 15th, then said disturbed areas shall be seeded and disk anchored, mulched or sodded by May 15th. All common drainage swales shall be sodded or seeded and protected with fiber blanket.

- 1) All slopes 4:1 or greater must be seeded and fiber blanketed immediately after final grading. After installation of the fiber blanket is completed, Developer shall request the City perform the required inspection for proper installation. The developer shall contact the City staff to arrange the site inspection.

- R) **Stormwater Management.**

- 1) Public Stormwater Infrastructure. All public storm water ponds and basins shall designed to accommodate the requirements of the City's Surface Water Management plan. All ponds, drainageways and infiltration areas shall have a dedicated public drainage easement that will encompass the 100-year high water level of the pond or basin. Costs of the infiltration/filtration basin are estimated to be as identified in **Exhibit B**.

- S) **As-Builts and Grading Certification** An as-built survey, prepared by a surveyor licensed and registered by the State of Minnesota, shall be submitted upon completion of the permitted work. The as-built survey shall include details of:

- 1) The final site grading and all stormwater management improvements;
- 2) The sewer and water services; Profiles are required.

The as-builts shall conform to the standards specified in **Exhibit C**. The Developer shall deposit an escrow in the amount of **\$2,500.00** as surety for the as-built survey. The Developer shall provide the City with as-builts of the public infrastructure, including storm water management infrastructure and sewer and water services.

- T) **Certificate of Insurance.** The Developer shall provide, prior to execution of the Development Agreement, evidence that the contractor hired for the site work has insurance in the form of a Certificate of Insurance issued by a company authorized to do business in the State of Minnesota, which includes workman's compensation and general liability.
- U) **Pre-construction Meeting.** The City will require a pre-construction meeting to be conducted prior to any work being performed on the project. The City staff, Developer, Project Manager, and Contractor shall attend the meeting. The City encourages that sub-contractors attend the pre-con meeting. The meeting will be conducted at the City of Shoreview City Hall.
- V) **Inspections.** The City has an interest in the future public infrastructure proposed for this development.
- 1) The Developer is solely responsible for the construction management and all construction activities.
 - 2) The Developer agrees to pay all costs associated with City inspection and testing of the public utility services.
 - 3) **The estimated cost of the City inspections is \$600.00.** The cost of the inspections shall be paid with the individual permit fees for each service.
- W) **Construction Management.** The Developer and its contractors and subcontractors shall work to minimize impacts from construction on the surrounding neighborhood by:
- 1) **Definition of Construction Area.** The limits of the Project Area shall be defined with heavy-duty erosion control fencing of a design approved by the City Engineer. Any grading, construction or other work outside this area requires approval by the City Engineer and property owner.
 - a) **Parking.** Limited parking of construction vehicles or employee vehicles can occur on Gramsie Road west of 855 Gramsie Road only. The parking shall not impact the residences along Gramsie Road. Additionally, a lane must be kept clear for the City to access their lift station at the terminus of Gramsie Road. If that area is full, adequate on-site parking for construction vehicles and employees within the plat boundaries must be provided or provisions must be made to have employees park off-site and be shuttled to the Project Area. Developer shall comply with the parking restrictions identified in Section 901.030, Parking Regulations of the Municipal Code.

- b) Obstruction of Right-of-Way. Developer shall not obstruct, or store fill, excavated material or construction materials in the public right-of way. Delivery vehicles may utilize the right-of-way while rendering a service provided the Developer is present and supervising the delivery in a manner that does not hinder passage, jeopardize public safety and public use of the right-of-way.
- 2) Hours of Construction. Hours of construction, including moving of equipment shall be limited to the hours between 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. and 7:00 p.m. on Saturdays. No work is permitted on Sundays or holidays without the prior approval of the City.
- 3) Site Maintenance. The developer shall ensure the contractor maintains a clean work site. Measures shall be taken to prevent debris, refuse and other materials from leaving the site. Construction debris and other refuse generated from the project shall be removed from the site in a timely fashion and/or upon the request by the City. Developer shall sweep Gramsie Road on an as needed basis, and at least once weekly while the property is being graded. More frequent sweepings may be required, as directed by the City Engineer. The City has the right to direct the developer to sweep other streets where sediment is accumulating on said streets from construction and other site traffic, if necessary. The City does not sweep streets for private development projects. Developer must have a contract for sweeping and use a water-discharge broom apparatus for street sweeping.
- 4) Site Access. Construction traffic and equipment associated with the completion of all the development infrastructure for the plat shall access the site utilizing Gramsie Road.
- X) All Costs Responsibility of Developer. The Developer agrees to pay for all costs incurred of whatever kind or nature in order to construct the improvements required by the City's regulations. The City shall not be obligated to pay the Developer or any of its agents or contractors for any costs incurred in connection with the construction of the improvements, or the development of the property. The Developer agrees to hold the City harmless from any and all claims of whatever kind or nature which may arise as a result of the construction of the improvements, the development of the property or the acts of the Developer, its agents or contractors in relationship thereto.
- Y) Other Costs. In addition to the other fees required by the City regulations for this agreement, the Developer agrees to reimburse the City for all costs, of whatever kind or nature, incurred by the City in reviewing or processing the Developer's application or administration of the installation of public infrastructure, including but not limited to costs incurred for legal or other consultants.
- Z) Provision of Surety. The Developer agrees to provide the City with a surety to insure completion of those improvements identified in this Agreement. The surety shall be submitted in cash or with a Letter of Credit, and may be reduced from time to time as work is completed and approved by the City. The City will retain a minimum

10% of the surety until all required work has been completed, inspected and approved. The form of Letter of Credit shall be approved by the City Attorney and shall reference the Development Contract, shall describe the procedures to be followed by the City for obtaining funds to construct improvements where necessary, and shall contain other provisions necessary to protect the City's interests. **THE DEVELOPER UNDERSTANDS THAT NO PERMITS OF ANY KIND WILL BE ISSUED UNTIL THE CITY ACCEPTS THIS LETTER OF CREDIT.**

AA) If the Developer conveys its interest in the subject property or any part thereof, or if the Developer assigns its right to construct improvements or otherwise develop the subject property, it shall first notify the City. In the event of a conveyance or assignment prior to completion of the improvements and the development of the subject property, the Letter of Credit shall not be released unless it is replaced by a new Letter of Credit agreement satisfactory to the City.

BB) **Release of Surety.** The City will consider the release of sureties upon the written request of the Developer. Sureties will not be released until the Developer has demonstrated that the development complies with the approved plans and applicable City Ordinances and standards. Prior to the completion of a project, the Developer may request a partial release of said surety; the City will upon inspection and approval of the improvements will partially release the surety. The City will retain a minimum of 10% of the surety until the development is completed and the Developer demonstrates that the development complies with the approved plans and applicable City Ordinances and standards, including the submission of the required as-built plans of the public infrastructure.

CC) **Default** The occurrence of any of the following after written notice from the City and thirty (30) days to cure (or such longer period as may be reasonable) shall be considered an "Event of Default" in the terms and conditions contained in this Agreement:

- 1) The failure of the Developer to comply with any of the terms and conditions contained in this agreement;
- 2) The failure of the Developer to comply with any applicable ordinance or statutes with respect to the development and operation of the subject property.

DD) **Remedies** Upon the occurrence of an Event of Default, the City, in addition to any other remedy, which may be available to it, shall be permitted to do the following:

- 1) City may make advances or take other steps to cure the default, and where necessary, enter the subject property for that purpose. The Developer shall pay all sums so advanced or expenses incurred by the City upon demand, with interest from the dates of such advances or expenses at the rate of 10% per annum. No action taken by the City pursuant to this section shall be deemed to relieve the Developer from curing any such default to the extent that it is not cured by the

City or from any other default hereunder. The City shall not be obligated, by virtue of the existence or exercise of this right, to perform any such act or cure any such default.

- 2) The Developer shall save, indemnify, and hold harmless, including reasonable attorneys fees, the City from any liability or other damages, which may be incurred as a result of the exercise of the City's rights pursuant to this section.
- 3) Obtain an order from a court of competent jurisdiction requiring the developer to specifically perform its obligations pursuant to the terms and provisions of this Agreement.
- 4) Exercise any other remedies, which may be available to it, including an action for damages.
- 5) Withhold the issuance of a building permit and/or prohibit the occupancy of any building(s) for which permits have been issued.
- 6) Issue citations for any violations of provisions of the Municipal Code.

EE) In addition to the remedies and amounts payable set forth or permitted above, upon the occurrence of an Event of Default, the Developer shall pay to the City all fees and expenses, including reasonable attorney's fees, incurred by the City as a result of the Event of Default, whether or not a lawsuit or other action is formally taken.

FF) **IN WITNESS WHEREOF**, the City and the Developer have executed this Agreement.

Approved by the City Council of Shoreview, Minnesota, this 7th day of November 2016.

CITY OF SHOREVIEW

Peter Knaeble, Developer

Sandra C. Martin, Mayor

Terry Schwerm, City Manager

Attachments:

Exhibit A – Development Terms
Exhibit B – Required Improvements
Exhibit C – As-Built Requirements
Exhibit D – Erosion Control Agreement
Exhibit E – Public Use Dedication Fee

EXHIBIT "A"

DEVELOPMENT TERMS

1. A public use dedication fee shall be submitted as required by ordinance.
2. The applicant shall obtain permits from Rice Creek Watershed District, and other agencies as needed prior to the City's issuance of a grading permit or building permit.
3. Municipal water and sewer shall be provided to all lots.
4. Tree Preservation and Replanting plan shall be submitted for review and approval by the City Planner. Replacement trees shall be planted in accordance with the City's Woodlands and Vegetation Ordinance.
5. Final site grading and utility plans are subject to review and approval by the City Engineer.
6. Grading, Drainage and Erosion Control plans shall be submitted with each building permit application.
7. The applicant is required to enter into a Subdivision Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.
8. These approvals expire within one-year of the date approved by the City Council unless the plat of Gramsie Woods has been recorded with Ramsey County.

EXHIBIT "B"

STATEMENT OF REQUIRED IMPROVEMENTS AND SECURITY

GRAMSIE WOODS

A. MAJOR IMPROVEMENTS

1. Public Utilities		\$ 16,500.00
Administrative Overhead Fee	Per Ordinance	<u>1.25</u>
		\$20,625.00

B. MISCELLANEOUS IMPROVEMENTS

1. Boulevard Sod 350 S.Y. @ \$6.00 S.Y.		\$ 2,100.00
Administrative Overhead Fee	Per Ordinance	<u>1.25</u>
		\$ 2,625.00

TOTAL A \$ 20,625.00
TOTAL B \$ 2,625.00

GRAND TOTAL \$ 23,250.00

NOTES: Completion Date for Major Improvements – June 15, 2017
 Completion Date for Misc. Improvements – June 15, 2017

Administrative Overhead Fee is based on \$18,600.00

Peter Knaeble

Prepared by: Tom Wesolowski
Date: November 3, 2016

EXHIBIT "C"

Record Plan Requirements

As-built plans are required for all public and private improvements.

After the completion of Developer-installed public improvements, the City Engineer shall be provided with two blue-line sets of record drawing plans of the project for review purposes.

Upon final approval of the blue-line record drawing plans of the project, the City Engineer shall be provided with one full size set (22"x 34") of mylar copies of the approved record drawing plans of the project. All record plans shall be mylar copies from inked and clearly legible drawings, accurately drawn to scale. Proper notes and statements as required in this manual shall be placed on the plans.

The City will also be provided with the as-built drawings on disk in the City-approved format as follows:

Electronic As-Built

1. Required on compact disk or DVD.
2. All information must be in AutoCAD R14 version or newer in DWG format.
3. Approved final plat sheet and AutoCAD drawings submitted in Ramsey County coordinates.
4. As-built construction plan sheets and drawing files shall have descriptive layer names or a key for the layer names.
5. Overall development plan with all utilities (curb stops, clean outs, MHs, fees CBs, GVs, etc.) in Ramsey County coordinates.
6. Show Ramsey County monuments used for the survey.

After completion of construction, all manholes, catch basins, hydrants and other elements of the project shall be re-measured with an as-built field survey. The plans shall be corrected and modified to show the correct distances, elevations, dimensions, alignments, and any other change in the specific details of the plans. All changes and modifications on the record plan shall be drawn to scale to accurately represent the work as constructed. Incorrect elevations, distances, etc. shall be crossed out from the original plan sheets and corrected as necessary to complete the record plan.

At a minimum, record plans shall include:

General

1. All construction contractor names should be noted on each page.
2. Record Plan stamp with date should be shown on each page.
3. All utilities in Ramsey County coordinates system.
4. All ties should be less than 100'.
5. Grading limits and elevations.

6. Bench marks used and TNH elevations.

Grading Plan As-Built

1. Existing ground elevations at all lot corners
2. Spot elevations at all house pads (hold down elevations)
3. Spot elevations of pond bottom (50' maximum grid)
4. Drainage and utility easement and outlot spot elevations
5. Pond water elevations and date taken.
6. Prior to close out, as-builts of ponding areas must be done to verify depths after house construction is complete.

Sanitary Sewer, Water Main

1. As-built elevations (invert & rims), pipe lengths, and grades for all lines
2. Note describing pipe type and size for each run and for services
3. Wye stationing and location from TV reports
4. Elevation of riser
5. Cross out proposed elevations and write as-built above – DO NOT remove proposed elevations from plan.
6. All curb boxes and sanitary sewer services shall be tied with at least two ties, using the following priorities:
 - The building or structure being served, with address
 - Fire hydrants
 - Manholes, catch basins
 - Neighboring structures, with the address noted
 - Other permanent structures (bridges, telephone boxes, pedestals, transformers)
 - Power poles, streetlights, etc.
7. All gate valves shall be tied with at least two ties, using the following priorities:
 - Fire hydrants
 - Manholes
 - Catch basins
 - Neighboring structures, with the address noted
 - Buildings or other permanent structures (bridges, telephone boxes, pedestals, transformers)
 - Power poles, streetlights, etc.
8. As-built elevations of each hydrant at top nut
9. Any deviations of fittings from those shown on the plan
10. Note describing pipe type and size for mainline and for services
11. Stationing of corporation stop on water main

Storm Sewer

1. As-built elevations (invert & rim), pipe lengths, and grades for all lines

2. Note describing pipe type and size for each run.
3. Cross out proposed elevations and write as-built above – DO NOT remove proposed elevations from plans.
4. As-built plans on all ponding areas are required. Plans shall indicate finished contours at two-foot intervals, normal water elevation, high water elevation, and the acre-feet of storage for each ponding area, along with the final storm sewer plans. Upon completion of pond construction, ponds shall be cross-sectioned to confirm that they have been constructed to the proper volume and shape. As-built record plans shall be prepared for all ponding areas just prior to closing project out.

Streets

1. Show where fabric has been placed in the streets on the plan portion of the as-builts.
2. Show locations where subgrade corrections were done on the projects as approved by a soils engineer.

EXHIBIT D

**EROSION CONTROL ESCROW AGREEMENT
GOLDEN VALLEY LAND CO.**

(A) THIS AGREEMENT is made and entered into by and between the City of Shoreview, a municipal corporation of the State of Minnesota (hereinafter the "City"), and Golden Valley Land Co., its successors and assigns (hereinafter the "Developer").

(B) The City and the Developer have executed a Site Development Agreement that obligates the Developer to control soil erosion during the development of the subject property. To secure erosion control during the development of this site, the Developer has submitted a financial surety, in a form approved by the Public Works Director, to the City of Shoreview in the amount of **\$5,000.00**. This amount was calculated based on the area of the subdivision proposed for development.

The Developer has submitted this financial surety to the City on the following conditions:

1. The developer shall not receive interest on the amount of the surety.
2. The developer agrees that the surety may be utilized by the City to ensure compliance with the terms of the Development Contract regarding erosion control and/or to maintain all utility construction on the site, including the cleaning of road surfaces and storm sewer systems, until the Engineering Department has determined that erosion control has been satisfied. The surety may also be utilized for problems created off the site directly or indirectly as result of on-site conditions.
3. The developer agrees, upon written notification from the Public Works Director that proper erosion control methods are not being taken, to remedy the problem identified within 48 hours. In the event the remedy is not satisfactorily in place within that time period, the Developer acknowledges that the City may utilize the surety to complete the necessary work.
4. Any funds not so utilized by the City shall be returned to the Developer once the Public Works Director has determined that the need for erosion control has been satisfied.
5. Any soils transported to this site or exposed on the site shall be seeded consistent with a plan approved by the Public Works Director.
6. This agreement shall not supersede any specifications required by the Public Works Director on the approved grading plan.

(C) The Developer agrees to reimburse the City at a rate of \$70.00 per hour for each hour or fraction thereof used by a City employee in the administration of the Escrow

Subdivision Agreement
Golden Valley Land Co.
Gramsie Woods
Page 16

Agreement. The obligations imposed by this paragraph shall commence on the date of execution of the Escrow Agreement by the Developer.

IN WITNESS WHEREOF, the City and the Developer have executed this agreement this 7th day of November, 2016.

GOLDEN VALLEY LAND CO.

CITY OF SHOREVIEW

Peter Knaeble, Golden Valley Land Co

Sandra C. Martin, Mayor

Terry Schwerm, City Manager

EXHIBIT E

Golden Valley Land Co.
Subdivision known as Gramsie Woods (0 Gramsie Road)

**Public Use Dedication Fee
Cash Equivalent Calculation**

Fair Market Value of Development Site:	\$249,750.00
Fee, based on a rate of 6%	\$14,985.00

Notes:

1. City approval of the subdivision resulted in seven lots for single-family residential development.
2. Dwelling density is 3.78 units per acre (7 single-family residential lots on 1.85 acres).

Proposed Motion to Approve

Moved by Councilmember _____

Seconded by Councilmember _____

To approve the Final Plat and Final PUD for Elevage Shoreview Holdings, LLC incorporating the property at 3527 Rice Street into the mixed-use redevelopment project, the McMillan, located at 3500 Rustic Place, 157/185 County Road E and 3521 Rice Street. The approval is subject to the following:

Final Plat

- 1) The Final Plat shall be revised to include:
 - a. 10-foot drainage and utility easements along the road rights-of-ways.
 - b. Eliminate the 20-foot wide drainage and utility easement that transcends Lot 1. The proposed storm sewer line in this easement area does not serve a public purpose and will remain private.
- 2) The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City, including the submittal of the financial sureties. Said agreements shall be executed prior to the release of the Final Plat.
- 3) Private agreements shall be secured between the parcels in the subdivision regarding the maintenance of shared facilities. Said agreements shall be submitted to the City Attorney for review and approval prior to the City's release of the Final Plat.

Planned Unit Development – Final Stage

- 1) This approval amends the previous PUD approved for the redevelopment of 157 County Road E, 185 County Road E, 3521 Rice Street and 3500 Rustic Place with a mixed use development consisting of a 5-story building that has 134 market rate apartment units and 6,800 square feet of commercial space on the first floor. Fourteen townhomes are also planned. The approved conditions and Development Agreements remain in effect. See Planning Case File 2611-16-10.
- 2) Access to the expanded parking lot shall be provided via the driveway off County Road E. The proposed driveway off of Rice Street shall be designed for Emergency Vehicle access only per the requirements of Ramsey County.
- 3) The developer shall secure a permit from the Ramsey Washington Metro Watershed District prior to commencing any grading on the property.

- 4) A Tree Protection and Replacement Plan shall be submitted prior to the issuance of a demolition permit for the 3521 and 3527 Rice Street properties. City requirements for the tree removal and protection plan shall be detailed in the Development Agreements. A financial contribution to the City's Forestry fund will be required in the event the tree replacement requirements cannot be accommodated on the development site.
- 5) The Landscape Plan shall be revised to include privacy fencing with a maximum height of 6-feet, along the property lines adjacent to the single-family residential land uses. Said Plan shall be submitted to the City Planner for review and approval prior to the issuance of a building permit.
- 6) Lighting on site shall comply with Section 206.030, Lighting Standards of the Development Code. A luminary plan, including exterior light fixture details and pole heights shall be submitted to the City for review and approval prior to the issuance of a building permit.
- 7) The applicant is required to enter into an Amendment to the Site Development Agreement and Erosion Control Agreement with the City which addresses the expansion of the parking lot. Said agreements shall be executed prior to the issuance of any permits for this project.

Vote: Ayes: _____

Nays: _____

Johnson _____

Quigley _____

Springhorn _____

Wickstrom _____

Martin _____

City Council Meeting

November 7, 2016

TO: Mayor, City Council and City Manager

FROM: Kathleen Castle, City Planner

DATE: November 4, 2016

SUBJECT: File No. 2643-16-42; Final Plat, Planned Unit Development – Final Stage, Elevage Development Group, LLC/Elevage Shoreview Holdings, LLC – 3527 Rice Street

Introduction

In September, Elevage Development Group, LLC/Elevage Shoreview Holdings, LLC (EDG) received several approvals to incorporate the property at 3527 Rice Street into their redevelopment project, the McMillan. This proposed development, located at the northwest corner of Rice Street and County Road E, consists of a 5-story mixed use building that has 134 market rate apartment units and 6,800 square feet of commercial space on the first floor. The approved development also includes fourteen townhomes on the western part of the redevelopment site adjacent to Rustic Place. The addition of the 3527 Rice Street property into the development site provides land area for a parking lot expansion.

The applicants have submitted the Final Plat and Final PUD plans for review by the City. These plans primarily address the changes associated with the addition of the 3527 Rice Street property.

Final Plat

The plat known as Elevage First Addition re-plats the properties into two parcels. The proposed townhomes are located on Lot 1 and mixed-use building will be located on Lot 2. The proposed easements have been reviewed by staff and need to be modified by:

- 1) Providing 10-foot drainage and utility easements along the road rights-of-ways.
- 2) Eliminating the 20-foot wide drainage and utility easement that transcends Lot 1. The proposed storm sewer line in this easement area does not serve a public purpose and will remain private.

Private maintenance agreements are also required to address the shared infrastructure between Lots 1 and 2.

Final Stage - Planned Unit Development

The plans have been reviewed in accordance with the approved development stage PUD approval.

Parking and Access

Access to the site will be gained from two access driveways off of County Road E and one off of Rustic Place. An emergency vehicle access only is provided off of Rice Street for the mixed use building.

The number of parking stalls proposed is consistent with the development stage plans. For the mixed use building on Lot 2, the number of surface parking stalls planned, 138, has increased by one while the number of below-grade stalls has remained the same at 143 providing a total of 281 parking stalls

on the property. The City Code requires 373 stalls and a deviation was previously approved with the development stage plans.

Townhomes – Lot 1

No changes are proposed to the approved access or parking for the townhome units.

Landscaping and screening

The PUD approval did include a condition requesting additional screening, specifically fencing along the property lines adjoining the single-family residential uses. The submitted plans do not identify the required fencing; therefore a condition has been added to the approval requiring this information prior to the issuance of the building permit.

Vegetation and Woodlands

Landmark trees removed as a result of the parking lot expansion are subject the City's tree replacement requirements. Additional information is needed regarding the number of landmark trees that will need to be removed. In the event replacement trees cannot be provided on the development site, a financial contribution is required to the City's forestry fund.

The Development Agreement previously approved for this project does address Oak wilt. An Oak wilt management plan has been submitted and will apply to the 3521 and 3527 Rice Street properties where trees remain.

Stormwater Management

The property is located in the Ramsey Washington Metro Watershed District. The District has the permitting authority for stormwater management. The stormwater management plan will need to comply with the District guidelines for rate and quality control.

Recommendation

The submitted applications and plans have been reviewed and found to comply with the previous approvals. Staff recommends the Council approve the Final Plat and Final Stage PUD, including the Development Agreements, subject to the following conditions.

Final Plat

- 1) The Final Plat shall be revised to include:
 - a. 10-foot drainage and utility easements along the road rights-of-ways.
 - b. Eliminate the 20-foot wide drainage and utility easement that transcends Lot 1. The proposed storm sewer line in this easement area does not serve a public purpose and will remain private.
- 2) The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City, including the submittal of the financial sureties. Said agreements shall be executed prior to the release of the Final Plat.
- 3) Private agreements shall be secured between the parcels in the subdivision regarding the maintenance of shared facilities. Said agreements shall be submitted to the City Attorney for review and approval prior to the City's release of the Final Plat.

Planned Unit Development – Final Stage

- 1) This approval amends the previous PUD approved for the redevelopment of 157 County Road E, 185 County Road E, 3521 Rice Street and 3500 Rustic Place with a mixed use development consisting of a 5-story building that has 134 market rate apartment units and 6,800 square feet of commercial space on the first floor. Fourteen townhomes are also planned. The approved conditions and Development Agreements remain in effect. See Planning Case File 2611-16-10.
- 2) Access to the expanded parking lot shall be provided via the driveway off County Road E. The proposed driveway off of Rice Street shall be designed for Emergency Vehicle access only per the requirements of Ramsey County.
- 3) The developer shall secure a permit from the Ramsey Washington Metro Watershed District prior to commencing any grading on the property.
- 4) A Tree Protection and Replacement Plan shall be submitted prior to the issuance of a demolition permit for the 3521 and 3527 Rice Street properties. City requirements for the tree removal and protection plan shall be detailed in the Development Agreements. A financial contribution to the City's Forestry fund will be required in the event the tree replacement requirements cannot be accommodated on the development site.
- 5) The Landscape Plan shall be revised to include privacy fencing with a maximum height of 6-feet, along the property lines adjacent to the single-family residential land uses. Said Plan shall be submitted to the City Planner for review and approval prior to the issuance of a building permit.
- 6) Lighting on site shall comply with Section 206.030, Lighting Standards of the Development Code. A luminary plan, including exterior light fixture details and pole heights shall be submitted to the City for review and approval prior to the issuance of a building permit.
- 7) The applicant is required to enter into an Amendment to the Site Development Agreement and Erosion Control Agreement with the City which addresses the expansion of the parking lot. Said agreements shall be executed prior to the issuance of any permits for this project.

Attachments

1. Location Map
2. Applicant's Submitted Plans
3. Approved Development Agreement dated April 18, 2016
4. Amended Development Agreement dated November 4, 2016
5. Motion

**SITE DEVELOPMENT AGREEMENT
ELEVAGE DEVELOPMENT GROUP, LLC**

(I) THIS AGREEMENT (the "Agreement") is made and entered into by and between the City of Shoreview, a municipal corporation and political subdivision of the State of Minnesota (hereinafter the "City") and Elevage Development Group, LLC, its successors and assigns (hereinafter the "Developer").

(II) On April 18, 2016 the City Council gave approval to develop certain property within the City and legally described as follows (hereinafter the "Subject Property"):

Lots 10, 11 and 12, Block 3, Rowe and Knudson's Wooded Homesites, and that part of the
North 19 feet of County Road E, vacated, lying between the extension Southerly access
across said street of the West line of said Lot 12 and the East line of said Lot 11, Ramsey
County, Minnesota. Torrens Property

Lots 9, 13 and 14, Block 3, Rowe and Knudson's Wooded Homesites, Ramsey County,
Minnesota. Torrens Property.

*(commonly known as 157 County Road E, 185 County Road E, 3500 Rustic Place
and 3521 Rice Street)*

(III) Pursuant to City Ordinances, the Developer is required:

- A) To make certain improvements to the Subject Property.
- B) To provide the City with a form of surety, approved by the City's Attorney, insuring completion of any required improvements, which remain incomplete at the time of the Developer's request for final site and building approval.
- C) To follow certain procedures, as determined by the City, to control soil erosion during the development of the Subject Property.

(IV) In consideration of the City's grant of permission allowing the Developer to develop the Subject Property, and in consideration of the mutual agreements contained herein, the City and the Developer agree as follows:

- A) **Applicability.** This agreement is applicable to the Subject Property.
- B) **Zoning.** The Subject Property is zoned Planned Unit Development (PUD) with the underlying zoning designations of: Lot 1 – R2, Attached Residential, Lot 2 - R3, Multi-family residential for the apartment complex and C1, Retail Service for the commercial.
- C) **PUD.** The approved PUD redevelops the existing retail shopping center (157 County Road E) and three single-family residential homes (185 County Road E, 3500 Rustic Place, and 3521 Rice Street) with a mixed-use development. This development consists of a 5-story mixed-use

structure containing a 134 unit general occupancy apartment complex with approximately 6,800 square feet of commercial space on the first floor. Fourteen (14) townhome rental units are also planned.

- D) **Demolition of Existing Site Improvement.** The Subject Property is currently developed with an existing retail shopping center (157 County Road E) and three single-family residential homes (185 County Road E, 3500 Rustic Place, 3521 Rice Street). All existing structures and all other site improvements shall be removed prior to the development of the PUD. The Developer shall obtain a demolition permit. Existing sanitary sewer and water services shall be abandoned, subject to the permitting and inspection requirements of the City. Any wells on the Subject Property shall be sealed according to the requirement of the State of Minnesota Department of Health. Copies of the sealing records shall be sent to the Shoreview Public Works Department.
- E) **City Permits Required.** The Developer shall not commence any tree removal, grading or erosion control activity until a grading permit is issued. A demolition permit and water/sanitary sewer permits are required for the removal of any structures, and utility abandonment.
- F) **Improvements.** All improvements shall be constructed in accordance with the action of the City Council, the City's ordinances and regulations and the approved plans and specifications submitted for the Final Plat and Final Planned Unit Development. The approved plans include the construction of a 5-story mixed-use structure and 14 townhome units located in two 7-unit structures; and associated improvements including driveway access, underground parking, off-street parking area, stormwater management and landscaping. All requirements attached to said project by the City's Council on April 18, 2016, as conditions of the Final Plat and Final Planned Unit Development approval, are to be satisfied whether or not identified in this Agreement.
- G) **Sidewalk/Trail Improvements located in the Public Right-of Way.** The approved development plans identify sidewalks/trails located within the public rights-of-ways of County Road E and Rice Street. These improvements shall be constructed and maintained by the Developer.
- H) **Tree Replacement and Protection.** The Developer agrees to protect and preserve trees in accordance with the tree preservation and replacement plan approved by the City Council ("Tree Plan"). Tree protection measures are required to minimize the impact development activities have on trees that are to be retained on the development site as identified on the Tree Plan.

Protective tree fencing shall be inspected by the City Environmental Officer prior to the issuance of a grading permit and commencement of any grading or site development activities. All fencing shall be installed in accordance with the approved plans. Additionally, a berm of wood chips shall be placed adjacent to the protective fence.

The Developer shall submit a cash surety in the amount of \$2500.00 to ensure said protection measures will be installed and maintained during construction. If landmark trees are damaged during construction, the replacement ratio is 6 trees per damaged landmark tree and a cash surety at a rate of \$250.00 per replacement tree submitted to the City to ensure replacement.

Tree replacement shall be required as specified in the City's ordinances. Replacement trees that exceed the minimum plant standards as identified in the City's ordinance shall receive credit at the following rate:

- 8' tall Conifer = 1.25 tree replacement credit
- 12'tall Conifer = 1.5 tree replacement credit
- 3" Caliper Deciduous = 1.5 tree replacement credit
- 3.5" Caliper Deciduous = 2 tree replacement credit
- 4" Caliper Deciduous = 2.5 tree replacement credit
- 2.5" Caliper Ornamental = 1.5 tree replacement credit

If the number of trees required to be replaced cannot be planted on the development site, the Developer agrees to provide a cash contribution to the City's Forestry Fund at a rate of \$250.00 per replacement tree.

- I) **Oak Wilt Management.** Prior to the removal of any oak trees, the developer shall hire a Certified Arborist to assess the health of the oak trees and identify trees infected by the oak wilt fungus. A Management Plan shall be established by the Certified Arborist to prevent the spread or potential spread of oak wilt to healthy trees. Management strategies may include methods to stop belowground spread, spread by insects, storage or removal of wood/logs from infected trees and chemical protection (**Exhibit F**). Said Plan shall be approved by the City Planner and/or Natural Resource Specialist prior to removal of any vegetation on the property.
- J) **Landscape Installation/Required Screening.** Prior to issuance of a building permit, the Developer shall submit a landscape plan for approval by the City Planner. The Developer agrees to install all plant materials as shown on the approved landscape plan and to be consistent with the standards established in the Development Regulations of the City of Shoreview. All landscape materials planted as part of this landscape plan shall be replaced with like material if they should die within twelve months of planting.

This plan shall include privacy fencing that has a maximum height of 6-feet adjacent to the property at 3520 Rustic Place. Prior to the installation of the fence, the Developer shall receive a fence permit from the City. Said fence shall be constructed and maintained in accordance with the City's Ordinance.

The City Planner shall estimate the cost of landscape improvements to be completed, calculating one hundred and twenty five percent (125%) of the estimated cost of the plant materials to be installed. A surety of \$54,062.50 is required prior to the issuance of any permits for this project.

ELEVAGE DEVELOPMENT GROUP, LLC
FINAL PLAT/FINAL PUD –
157/185 COUNTY ROAD E, 3500 RUSTIC PLACE, 3521 RICE STREET
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- K) **3527 Rice Street.** Elevage Shoreview Holdings, LLC has entered into a purchase agreement to acquire the property at 3527 Rice Street. This parcel is not included in the Subject Property and is not part of the Final Plat and Final PUD. The use of this property shall remain as single-family residential until a redevelopment plan is approved by the City Council.

In the event, the Developer fails to close on the property prior to the issuance of the Certificate of occupancy for the mixed-use apartment building on Lot 2, or this property is sold to a third party, the landscape screening, berming or fencing otherwise waived by this Section shall be installed along the common property line.

The approved PUD – Development Stage required additional landscape screening, berming or fencing along the northern lot line of the Subject Property, adjacent to 3527 Rice Street. This condition shall be waived provided sufficient vegetation remains on this property and provides a landscape buffer as intended by this condition.

- L) **Erosion Control.** An Erosion Control Plan/Storm Water Pollution Prevention Plan (SWPPP) shall be prepared under the seal of a Registered Professional Engineer on behalf of the Developer and shall be submitted to the Public Works Director. The Developer agrees to comply with the recommendations of the Public Works Director for the Subject Property and shall incorporate these recommendations into the plans and specifications. *No site grading shall occur prior to the installation of approved erosion control measures and execution of required agreements and submission of sureties.*

The development is subject to the Erosion Control Agreement (**Exhibit C**) for the Planned Unit Development, and the Developer agrees to the terms and conditions of that Agreement.

- M) **Site Restoration.** All disturbed areas shall be restored in accordance with the best management practices identified in the NPDES permit and shall be consistent with the City's Surface Water Management Plan and Surface Water Pollution Prevention Plan. All disturbed areas shall be seeded and disk anchored mulched or sodded within 7 days of final grade unless development is completed between November 15th to April 15th, then said disturbed areas shall be seeded and disk anchored mulched or sodded by May 15th. All common drainage swales shall be sodded or seeded and protected with wood fiber blanket.

1. All slopes 4:1 or greater must be seeded and fiber blanketed immediately after final grading. After installation of the wood fiber blanket is completed the City requires inspection for proper installation. The Developer shall contact the City staff to arrange the site inspection.

- N) **Other Permits.** The applicant is subject to the permitting requirements of other agencies for this development and shall demonstrate compliance before any City permits are issued for this site.

ELEVAGE DEVELOPMENT GROUP, LLC

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- O) **All Costs Responsibility of Developer.** The Developer agrees to pay for all costs incurred of whatever kind or nature in order to construct the improvements required by the City's regulations. The City shall not be obligated to pay the Developer or any of its agents or contractors for any costs incurred in connection with the construction of the improvements, or the development of the Subject Property. The Developer agrees to hold the City harmless from any and all claims of whatever kind or nature which may arise as a result of the construction of the improvements, the development of the Subject Property or the acts of the Developer, its agents or contractors in relationship thereto.
- P) **Special Development Terms.** The project is subject to the conditions as approved by the City Council on April 18, 2016 (Exhibit B) whether or not specified in this Agreement.
- Q) **Maintenance of Utilities.** The Developer agrees that on-site utilities, unless located in a public drainage and utility easement, as shown on the stormwater management plan on file in Planning Case File #2611-16-10 are private and are the sole responsibility of the Developer to maintain. The Developer or any future property owner is responsible for locating any and all private utilities on this site. The City will not locate private utilities at anytime. The private utilities include storm sewer and infiltration chamber, sanitary sewer service, water main with associated valves and hydrants, and water main service.
1. The Developer is responsible for all repair and maintenance of the private water system or other utility system. A portion of the private water system is not metered, and all un-metered water is the property of the City. In the event of a leak in an un-metered portion of the private water system, after two-days notice, the City has the right to shut-off the water until repairs to the private system have been completed, inspected, and approved by the City.
- R) **Stormwater Management: Private Stormwater Ponds and Infrastructure.** All stormwater management infrastructure identified in the submitted plans on record in Planning File 2611-16-10, as private shall utilize stormwater best management practices as described in the Minnesota Stormwater Manual, Volume 1.1. This infrastructure shall be designed and constructed to minimize the need for maintenance and to reduce the chance of failure.
1. The Developer shall provide, prior to issuance of any permits for the Subject Property, a Storm Water Management Plan for the maintenance of the stormwater infrastructure within the development site. The Management Plan shall include all items required in this Agreement.
 2. Maintenance
 - a) All stormwater infrastructure shall be maintained according to the measures outlined in the City's Surface Water Management Plan and Storm Water Prevention Plan (SWPPP).

- b) Unless otherwise indicated in this Agreement, the Developer shall be responsible for the maintenance of stormwater management facilities, including all related financial responsibilities.

3. Non-Routine Maintenance

- a) Maintenance includes those infrequent activities needed to maintain ponding and infiltration areas and/or stormwater ponding infrastructure so that these improvements continue to function in accordance with the approved plans and specifications. Examples of such activities include sediment and vegetation removal or major repairs to stormwater structures.
 - b) Non-routine maintenance shall be performed on an as-needed basis based on information gathered during regular inspections.
4. If maintenance activities are not completed in a timely manner or as specified in the approved plan, then the City may hire a contractor or complete the necessary maintenance at the Developer's expense unless otherwise indicated in this Agreement.

S) **Inspection of Utilities.** The City has an interest in the private infrastructure proposed for this development because of its connection to public infrastructure.

- 1. The Developer is solely responsible for the construction management and all construction activities.
- 2. The Developer agrees to pay all costs associated with City inspection and testing of the private utilities. A City inspector is required to be on-site during the construction and installation of all private utility infrastructure, in order to verify that the construction and installation is completed in accordance with City standards and approved plans. The Developer agrees to escrow an amount equal to the estimated cost of a City inspector and associated utility testing. Inspection and testing costs by the City will be deducted from this surety. Any balance remaining upon completion of the project shall be refunded to the Developer, upon approval of the City Council. If the entire surety is utilized prior to the completion of the project, the Developer agrees to escrow additional funds estimated by the City as necessary for the inspection of the remaining portion of work.
- 3. The estimated cost of the City inspector and utility testing is \$4,000.00. A cash surety in this amount shall be submitted prior to the issuance of any permits for this project.

T) **As-Builts and Grading Certification.** An as-built survey, prepared by a surveyor licensed and registered by the State of Minnesota, shall be submitted upon completion of the permitted work. The as-built survey shall include details of:

- 1. The final site grading and all improvements;

2. All public or private infrastructure, including the storm sewer system, the water main system and the sanitary sewer system. Profiles are required.

The as-builts shall conform to the standards specified in **Exhibit A**. The Developer shall deposit an escrow in the amount of **\$6,000.00** as surety for the as-built survey. The Developer shall provide the City with as-builts of the private infrastructure, including water, sanitary sewer, storm sewer and services.

- U) **Public Recreation Use Dedication Fee.** The Developer agrees to pay a public recreation use dedication fee in the form of a Cash Equivalent Payment based on the fair market value (FMV) of the land by reference to current market data, if available, or by obtaining an appraisal of the land from a licensed real estate appraiser. The developer shall pay the cost of such appraisal. The fair market value conclusions of the appraiser shall be conclusive. Except as hereinafter provided, the cash equivalency payment shall be due and payable on or before the execution of a development agreement or release of the final plat by the City.

1. Residential Use. The Cash Equivalency Payment required for residential uses is based upon the density of dwelling units per acre on the development, and the FMV of the land. The proposed development has a density of **33.6 units per acre**, therefore, **the Cash Equivalency Payment shall equal 10% of the fair market value**. The appraised Fair Market Value of the Subject Property, based on the purchase agreements is **\$1,630,000.00** and **the Cash Equivalency Payment required is \$163,000.00**. Credit shall be given for the three unit in recognition of the existing homes at 185 County Road E, 3500 Rustic Place and 3521 Rice Street (**Exhibit D**).

- V) **Administrative Fee.** In addition to filing and application fees, the Developer agrees to pay to the City an Engineering Overhead Fee, which shall be as set forth in the City Overhead Charge Table attached as **Exhibit E**. The total project cost for public improvements shall be estimated by the City Engineer. The administrative fee shall be paid before the commencing construction activity on-site by the City. **The fee for this project is \$410.00.**

- W) **Surety Calculation.** If the Developer chooses to construct all or a portion of the improvements required by the City regulations after the time of final plat approval, the Public Works Director, prior to final plat approval, shall prepare a Statement of Required Improvements and Security identifying the improvements to be completed, estimating the cost of the improvements to be completed, calculating one hundred and twenty five percent (125%) of the estimated cost of the improvements to be completed, specifying a completion date for said improvements, indicating the preparer of the document, and specifying the date of preparation. The Statement of Required Improvements and Security shall be signed and dated by the Developer and shall be attached to the Development Contract as **Exhibit E**.

- X) **Provision of Surety.** The Developer agrees to provide the City with a self-renewing Letter of Credit insuring completion of those improvements identified in **Exhibit E**. The surety may be reduced from time to time as work is completed and approved by the City. The City will retain

ELEVAGE DEVELOPMENT GROUP, LLC

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a minimum 10% of the surety until all required work has been completed, inspected and approved. The form of Letter of Credit shall be approved by the City Attorney and shall reference the Development Contract, shall describe the procedures to be followed by the City for obtaining funds to construct improvements where necessary, and shall contain other provisions necessary to protect the City's interests. **THE DEVELOPER UNDERSTANDS THAT NO PERMITS OF ANY KIND WILL BE ISSUED UNTIL THE CITY ACCEPTS THIS LETTER OF CREDIT.**

If the Developer conveys its interest in the subject property or any part thereof, or if the Developer assigns its right to construct improvements or otherwise develop the subject property, it shall first notify the City. In the event of a conveyance or assignment prior to completion of the improvements and the development of the subject property, the Letter of Credit shall not be released unless it is replaced by a new Letter of Credit agreement satisfactory to the City.

Y) **Release of Surety.** The City will consider the release of sureties upon the written request of the Developer. Sureties will not be released until the Developer has demonstrated that the development complies with the approved plans and applicable City Ordinances and standards. Prior to the completion of a project, the Developer may request a partial release of said surety; the City will upon inspection and approval of the improvements will partially release the surety. The City will retain a minimum of 10% of the surety until the development is completed and the Developer demonstrates that the development complies with the approved plans and applicable City Ordinances and standards, including the submission of the required as-built plans of the public infrastructure.

Z) **Pre-construction Meeting.** The City will require a pre-construction meeting to be conducted prior to any work being performed on the project. The City staff, Developer, Project Manager, and Contractor shall attend the meeting. The City encourages that sub-contractors attend the pre-con meeting. The meeting will be conducted at the City of Shoreview City Hall.

AA) **Construction Management.** The Developer and its contractors and subcontractors shall work to minimize impacts from construction on the surrounding neighborhood by:

1. **Definition of Construction Area.** The limits of the Project Area shall be defined with heavy-duty erosion control fencing of a design approved by the Public Works Director. Any grading, construction or other work outside this area requires approval by the Public Works Director and property owner.
2. **Parking and Storage of Materials.** Adequate on-site parking for construction vehicles and employees must be provided or provisions must be made to have employees park off-site and be shuttled to the Project Area. No parking of construction vehicles or employee vehicles shall occur on Rice Street, County Road E or Rustic Place. No fill, excavated material or construction materials shall be stored in the public right-of-way.

ELEVAGE DEVELOPMENT GROUP, LLC
FINAL PLAT/FINAL PUD –
157/185 COUNTY ROAD E, 3500 RUSTIC PLACE, 3521 RICE STREET

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3. Hours of Construction. Hours of construction, including moving of equipment shall be limited to the hours between 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. and 7:00 p.m. on Saturdays. No work is permitted on Sundays or holidays without the prior approval of the City.
4. Site Maintenance. The developer shall ensure the contractor maintains a clean work site. Measures shall be taken to prevent debris, refuse and other materials from leaving the site. Construction debris and other refuse generated from the project shall be removed from the site in a timely fashion and/or upon the request by the City. Developer shall sweep Rice Street, County Road E and Rustic Place on an as needed basis, and at least once weekly while the Subject Property is being graded. More frequent sweepings may be required, as directed by the City Engineer. The City has the right to direct the developer to sweep other streets where sediment is accumulating on said streets from construction and other site traffic, if necessary. The City does not sweep streets for private development projects. Developer must have a contract for sweeping and use a water-discharge broom apparatus for street sweeping.

BB) Default The occurrence of any of the following after written notice from the City and thirty (30) days to cure (or such longer period as may be reasonable) shall be considered an "Event of Default" in the terms and conditions contained in this Agreement:

1. The failure of the Developer to comply with any of the terms and conditions contained in this Agreement;
2. The failure of the Developer to comply with any applicable ordinance or statutes with respect to the development and operation of the Subject Property.

CC) Remedies Upon the occurrence of an Event of Default, the City, in addition to any other remedy, which may be available to it, shall be permitted to do the following:

1. City may make advances or take other steps to cure the default, and where necessary, enter the Subject Property for that purpose. The Developer shall pay all sums so advanced or expenses incurred by the City upon demand, with interest from the dates of such advances or expenses at the rate of 10% per annum. No action taken by the City pursuant to this section shall be deemed to relieve the Developer from curing any such default to the extent that it is not cured by the City or from any other default hereunder. The City shall not be obligated, by virtue of the existence or exercise of this right, to perform any such act or cure any such default.
2. The Developer shall save, indemnify, and hold harmless, including reasonable attorneys fees, the City from any liability or other damages, which may be incurred as a result of the exercise of the City's rights pursuant to this section.
3. Obtain an order from a court of competent jurisdiction requiring the developer to specifically perform its obligations pursuant to the terms and provisions of this Agreement.

ELEVAGE DEVELOPMENT GROUP, LLC
FINAL PLAT/FINAL PUD -
157/185 COUNTY ROAD E, 3500 RUSTIC PLACE, 3521 RICE STREET
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4. Exercise any other remedies, which may be available to it, including an action for damages.
5. Withhold the issuance of a building permit and/or prohibit the occupancy of any building(s) for which permits have been issued.

In addition to the remedies and amounts payable set forth or permitted above, upon the occurrence of an Event of Default, the Developer shall pay to the City all fees and expenses, including reasonable attorney's fees, incurred by the City as a result of the Event of Default, whether or not a lawsuit or other action is formally taken.

(V) IN WITNESS WHEREOF, the City and the Developer have executed this Agreement.

Approved by the City Council of Shoreview, Minnesota, this April 18, 2016.

ELEVAGE DEVELOPMENT GROUP, LLC

CITY OF SHOREVIEW

C. J. Z. D.

Sandra C. Martin

Sandra C. Martin, Mayor

Chief Manager
Title

T. Schwerm
Terry Schwerm, City Manager

Title

EXHIBIT 'A'

Record Plan Requirements

As-built plans are required for all public and private improvements.

After the completion of Developer-installed public improvements, the City Engineer shall be provided with two blue-line sets of record drawing plans of the project for review purposes.

Upon final approval of the blue-line record drawing plans of the project, the City Engineer shall be provided with one full size set (22"x 34") of mylar copies of the approved record drawing plans of the project. All record plans shall be mylar sepia from inked and clearly legible drawings, accurately drawn to scale. Proper notes and statements as required in this manual shall be placed on the plans.

The City will also be provided with the as-built drawings on disk in the City-approved format as follows:

Electronic As-Built

1. Required on compact disk or DVD.
2. All information must be in AutoCAD R14 version or newer in DWG format.
3. Approved final plat sheet and AutoCAD drawings submitted in Ramsey County coordinates.
4. As-built construction plan sheets and drawing files shall have descriptive layer names or a key for the layer names.
5. Overall development plan with all utilities (curb stops, clean outs, MHs, fees CBs, GVs, etc.) in Ramsey County coordinates.
6. Show Ramsey County monuments used for the survey.

After completion of construction, all manholes, catch basins, hydrants and other elements of the project shall be re-measured with an as-built field survey. The plans shall be corrected and modified to show the correct distances, elevations, dimensions, alignments, and any other change in the specific details of the plans. All changes and modifications on the record plan shall be drawn to scale to accurately represent the work as constructed. Incorrect elevations, distances, etc. shall be crossed out from the original plan sheets and corrected as necessary to complete the record plan.

At a minimum, record plans shall include:

General

1. All construction contractor names should be noted on each page.
2. Record Plan stamp with date should be shown on each page.
3. All utilities in Ramsey County coordinates system.

ELEVAGE DEVELOPMENT GROUP, LLC
FINAL PLAT/FINAL PUD -
157/185 COUNTY ROAD E, 3500 RUSTIC PLACE, 3521 RICE STREET
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4. All ties should be less than 100'.
5. Grading limits and elevations.
6. Bench marks used and TNH elevations.

Grading Plan As-Builts

1. Existing ground elevations at all lot corners
2. Spot elevations at all house pads (hold down elevations)
3. Spot elevations of pond bottom (50' maximum grid)
4. Drainage and utility easement and outlot spot elevations
5. Pond water elevations and date taken.
6. Prior to close out, as-builts of ponding areas must be done to verify depths after house construction is complete.

Sanitary Sewer, Water Main

1. As-built elevations (invert & rims), pipe lengths, and grades for all lines
2. Note describing pipe type and size for each run and for services
3. Wye stationing and location from TV reports
4. Elevation of riser
5. Cross out proposed elevations and write as-built above - DO NOT remove proposed elevations from plan.
6. All curb boxes and sanitary sewer services shall be tied with at least two ties, using the following priorities:
 - The building or structure being served, with address
 - Fire hydrants
 - Manholes, catch basins
 - Neighboring structures, with the address noted
 - Other permanent structures (bridges, telephone boxes, pedestals, transformers)
 - Power poles, streetlights, etc.
7. All gate valves shall be tied with at least two ties, using the following priorities:
 - Fire hydrants
 - Manholes
 - Catch basins
 - Neighboring structures, with the address noted
 - Buildings or other permanent structures (bridges, telephone boxes, pedestals, transformers)
 - Power poles, streetlights, etc.
8. As-built elevations of each hydrant at top nut
9. Any deviations of fittings from those shown on the plan
10. Note describing pipe type and size for mainline and for services
11. Stationing of corporation stop on water main

ELEVAGE DEVELOPMENT GROUP, LLC

FINAL PLAT/FINAL PUD –

157/185 COUNTY ROAD E, 3500 RUSTIC PLACE, 3521 RICE STREET

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Storm Sewer

1. As-built elevations (invert & rim), pipe lengths, and grades for all lines
2. Note describing pipe type and size for each run.
3. Cross out proposed elevations and write as-built above – DO NOT remove proposed elevations from plans.
4. As-built plans on all ponding areas are required. Plans shall indicate finished contours at two-foot intervals, normal water elevation, high water elevation, and the acre-feet of storage for each ponding area, along with the final storm sewer plans. Upon completion of pond construction, ponds shall be cross-sectioned to confirm that they have been constructed to the proper volume and shape. As-built record plans shall be prepared for all ponding areas just prior to closing project out.
5. As-built locations, invert and outflow elevations, cross-sections, and civil details for underground infiltration system.

Streets

1. Show where fabric has been placed in the streets on the plan portion of the as-builts.
2. Show locations where subgrade corrections were done on the projects as approved by a soils engineer.

ELEVAGE DEVELOPMENT GROUP, LLC
FINAL PLAT/FINAL PUD –
157/185 COUNTY ROAD E, 3500 RUSTIC PLACE, 3521 RICE STREET
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EXHIBIT 'B'
SPECIAL DEVELOPMENT TERMS

1. The Final Plat shall be revised to include:
 - a. 10-foot drainage and utility easements along the road rights-of-ways.
 - b. 20-foot wide drainage and utility easement that transcends Lot 1. The proposed storm sewer line in this easement area does not serve a public purpose and will remain private.
2. A public use dedication fee shall be submitted as required by ordinance prior to release of the Final Plat by the City.
3. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City, including the submittal of the financial sureties. Said agreements shall be executed prior to the release of the Final Plat.
4. The Landscape Plan shall be revised to include privacy fencing with a maximum height of 6-feet, adjacent to the property at 3520 Rice Street.
5. The items identified in the City Engineer's memo shall be addressed prior to the issuance of any City permits.

EXHIBIT 'C'

EROSION CONTROL ESCROW AGREEMENT

(A) THIS AGREEMENT is made and entered into by and between the City of Shoreview, a municipal corporation of the State of Minnesota (hereinafter the "City"), and Elevage Development Group, LLC its successors and assigns (hereinafter the "Developer").

(B) The City and the Developer have executed a Development Agreement that obligates the Developer to control soil erosion during the development of the subject property. To secure erosion control during the development of this site, the Developer has submitted a cash surety to the City of Shoreview in the amount of \$12,600.00. The Developer has submitted this financial surety to the City on the following conditions:

1. The developer shall not receive interest on the amount of the surety.
2. The developer agrees that the surety may be utilized by the City to ensure compliance with the terms of the Development Contract regarding erosion control and/or to maintain all utility construction on the site, including the cleaning of road surfaces and storm sewer systems, until the Engineering Department has determined that erosion control has been satisfied. The surety may also be utilized for problems created off the site directly or indirectly as result of on-site conditions.
3. The developer agrees, upon written notification from the Public Works Director that proper erosion control methods are not being taken, to remedy the problem identified within 48 hours. In the event the remedy is not satisfactorily in place within that time period, the Developer acknowledges that the City may utilize the surety to complete the necessary work.
4. Any funds not so utilized by the City shall be returned to the Developer once the Public Works Director has determined in its reasonable discretion that the need for erosion control has been satisfied, or the funds have been replaced by a successor in interest.
6. Any soils transported to this site or exposed on the site shall be seeded consistent with a plan approved by the Public Works Director.
6. Erosion Control inspection fee per Code of \$200 per month

This agreement shall not supersede any specifications required by the Public Works Director on the approved grading plan.

(C) The Developer agrees to reimburse the City at a rate of \$70.00 per hour for each hour or fraction thereof used by a City employee in the administration of the Escrow Agreement. The

ELEVAGE DEVELOPMENT GROUP, LLC
FINAL PLAT/FINAL PUD -
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obligations imposed by this paragraph shall commence on the date of execution of the Escrow Agreement by the Developer.

IN WITNESS WHEREOF, the City and the Developer have executed this agreement this 18th day of April, 2016

Developer:

ELEVAGE DEVELOPMENT GROUP, LLC

C. J. 300

CHIEF MANAGER
Its

CITY OF SHOREVIEW

Sandra C. Martin
Sandra C. Martin, Mayor

T. Schwerm
Terry Schwerm, City Manager

ELEVAGE DEVELOPMENT GROUP, LLC
FINAL PLAT/FINAL PUD -
157/185 COUNTY ROAD E, 3500 RUSTIC PLACE, 3521 RICE STREET
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EXHIBIT D

***Public Use Dedication Fee
Cash Equivalent Calculation***

Elevage Development Group, LLC
Subdivision known as **Elevage First Addition**

Purchase Cost of Development Site:	\$2,080,000.00	
157 County Road E		\$1,630,000
185 County Road E		\$ 120,000
3500 Rustic Place		\$ 160,000
3521 Rice Street		\$ 170,000
\$		
Fee, based on a rate of 10% of the market value of 157 County Road E:		\$163,000

Notes:

1. City approval of the Final Plat and Final PUD resulted in 148 residential units and 6,800 sf of commercial space.
2. The fee is based on 10% of the site fair market value, as identified on the appraisal dated May 28, 2015.
3. Dwelling density is 33.6 units per acre (148 Units on 4.2 acres).
4. Credit is given for the appraised value of the three existing residential units as these were established residential uses.

ELEVAGE DEVELOPMENT GROUP, LLC

FINAL PLAT/FINAL PUD -

157/185 COUNTY ROAD E, 3500 RUSTIC PLACE, 3521 RICE STREET

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EXHIBIT 'E'

**STATEMENT OF REQUIRED IMPROVEMENTS AND SECURITY
AND OVERHEAD CHARGES**

**THE MCMILLAN - ELEVAGE DEVELOPMENT GROUP, INC.
FINAL PUD**

A. MISCELLANEOUS IMPROVEMENTS IN R.O.W

1. Driveway Approaches (Remove & Replace)	\$ 6,000.00
2. Catch Basin Modifications	\$ 1,500.00
3. Street Repair	\$ 7,000.00
4. Sewer & Water Services	\$ 6,000.00
	\$ 20,500.00
Per Ordinance	<u>1.25</u>
	\$ 25,625.00

NOTES: Administrative Overhead Fee is based on \$ 20,500.00

(20,500.00 X 2% = \$410.00)



ELEVAGE DEVELOPMENT GROUP, LLC

Prepared by: Tom Wesolowski

Date: April 15, 2015

ELEVAGE DEVELOPMENT GROUP, LLC
FINAL PLAT/FINAL PUD -
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OVERHEAD CHARGE TABLE AND RATE FEE

<u>PROJECT CONTRACT AMOUNT FOR PUBLIC IMPROVEMENTS</u>	<u>AMOUNT</u>
\$0.00 to \$100,000	2.00%
\$100,001 to \$200,000	1.70%
\$200,001 to \$300,000	1.40%
\$300,001 to \$400,000	1.10%
\$400,001 and over	0.80%

Rates Approved
Dated: June 2, 1982

EXHIBIT F
OAK WILT MANAGEMENT

Oak wilt is a lethal fungal disease normally spread through root grafts between adjoining oak trees. The disease also may be spread overland by sap beetles. In Minnesota, construction activities that injure roots, break branches, or otherwise open a wound on an oak between April 1 and July 1 provide the beetles easy access to transmit the fungus. Some studies have found the occurrence of oak wilt to be four times more likely within 160 feet of a construction site. The subject property contains oak trees that will be removed during the time period specified above, therefore, the Developer is required to prepare an Oak Wilt Management Plan by a Certified Arborist.

This Plan shall include the following Oak wilt prevention steps shall include but not be limited to the following:

1. Highest priority is to establish strict tree protection zones beyond the drip line of any residual oaks. This includes any contact with branches, the trunk or the ground within the tree protection zone.
2. Any felled oak trees must have the stump painted with a water-based paint within 3 minutes of the tree felling.
3. All wood from felled trees must be removed by July 20th.
4. Said wood shall not be moved to areas where oak wilt is not present.
5. Any wounding on residual oak trees during construction must be sealed with water-based paint immediately. This includes exposed roots.

Please refer to "Oak Wilt in Minnesota (Minnesota Extension publication MI-3174)" for additional information on identifying the disease and tree protection.

**AMENDMENT TO THE
SITE DEVELOPMENT AGREEMENT WITH
ELEVAGE DEVELOPMENT GROUP, LLC**

(I) THIS AGREEMENT (the "Agreement") is made and entered into by and between the City of Shoreview, a municipal corporation and political subdivision of the State of Minnesota (hereinafter the "City") and Elevage Shoreview Holdings, LLC, its successors and assigns (hereinafter the "Developer"). Said Agreement amends the previous Agreement (the "Original Agreement") approved by the City Council on April 18, 2016. Terms and provisions of the Original Agreement remain in effect unless otherwise noted in this Agreement.

(II) On November 7, 2016 the City Council gave approval to incorporate the property identified below into the redevelopment project approved by the City Council on April 18, 2016. Said property is within the City and legally described as follows (hereinafter the "Subject Property"):

Lot 8, Block 3, Rowe and Knudson's Wooded Homesites, Ramsey County, Minnesota
Torrens Property

(commonly known as 3527 Rice Street)

(III) Pursuant to City Ordinances, the Developer is required:

- A) To make certain improvements to the Subject Property.
- B) To provide the City with a form of surety, approved by the City's Attorney, insuring completion of any required improvements, which remain incomplete at the time of the Developer's request for final site and building approval.
- C) To follow certain procedures, as determined by the City, to control soil erosion during the development of the Subject Property.

(IV) In consideration of the City's grant of permission allowing the Developer to develop the Subject Property, and in consideration of the mutual agreements contained herein, the City and the Developer agree as follows:

- A) **Applicability.** This agreement is applicable to the subject property. This agreement does not replace any of the provisions in the Original Agreement.
- B) **Zoning.** The Subject Property is zoned Planned Unit Development (PUD) with the underlying zoning designations of R3, Multi-family residential for the apartment complex and C1, Retail Service for the commercial.
- C) **PUD.** The approved PUD redevelops the existing retail shopping center (157 County Road E) and four single-family residential homes (185 County Road E, 3500 Rustic Place, and 3521/3527 Rice Street) with a mixed-use development. This development consists of a 5-story mixed-use structure containing a 134 unit general occupancy apartment complex with

approximately 6,800 square feet of commercial space on the first floor. Fourteen (14) townhome rental units are also planned. 3527 Rice Street is being incorporated into the redevelopment project to expand the surface parking lot.

- D) **Demolition of Existing Site Improvement.** The Subject Property is currently improved with a single-family residential home. All existing structures and all other site improvements shall be removed prior to the development of the PUD. The Developer shall obtain a demolition permit. Existing sanitary sewer and water services shall be abandoned, subject to the permitting and inspection requirements of the City. Any wells on the Subject Property shall be sealed according to the requirement of the State of Minnesota Department of Health. Copies of the sealing records shall be sent to the Shoreview Public Works Department.
- E) **City Permits Required.** The Developer shall not commence any tree removal, grading or erosion control activity until a grading permit is issued. A demolition permit and water/sanitary sewer permits are required for the removal of any structures, and utility abandonment.
- F) **Improvements.** All improvements shall be constructed in accordance with the action of the City Council, the City's ordinances and regulations and the approved plans and specifications submitted for the Final Plat and Final Planned Unit Development. The approved plans include the construction of a 5-story mixed-use structure and 14 townhome units located in two 7-unit structures; and associated improvements including driveway access, underground parking, off-street parking area, stormwater management and landscaping. All requirements attached to said project by the City's Council on November 7, 2016, as conditions of the Final Plat and Final Planned Unit Development approval, are to be satisfied whether or not identified in this Agreement.
- G) **Sidewalk/Trail Improvements located in the Public Right-of Way.** The approved development plans identify sidewalks/trails located within the public rights-of-ways of County Road E and Rice Street. The sidewalk/trail adjacent to Rice Street shall be extended to the northern property line of the subject property. These improvements shall be constructed and maintained by the Developer.
- H) **Tree Replacement and Protection.** The Developer agrees to protect and preserve trees in accordance with the City's tree preservation and replacement plan requirements. Tree protection measures are required to minimize the impact development activities have on trees that are to be retained on the development site.

Protective tree fencing shall be inspected by the City Staff prior to the issuance of a grading permit and commencement of any grading or site development activities. All fencing shall be installed in accordance with the approved plans. Additionally, a berm of wood chips shall be placed adjacent to the protective fence.

The Developer shall submit a **cash surety in the amount of \$2500.00** to ensure said protection measures will be installed and maintained during construction. If landmark trees are damaged during construction, the replacement ratio is 6 trees per damaged landmark tree and a cash surety at a rate of \$250.00 per replacement tree submitted to the City to ensure replacement.

Tree replacement shall be required as specified in the Original Agreement.

- I) **Oak Wilt Management.** Prior to the removal of any oak trees, the developer shall hire a Certified Arborist to assess the health of the oak trees and identify trees infected by the oak wilt fungus. As required per the Original Agreement, a Management Plan was submitted and approved by the City. This Plan remains in effect and shall be adhered to.
- J) **Landscape Installation/Required Screening.** Prior to issuance of a building permit, the Developer shall submit a landscape plan for approval by the City Planner. The Developer agrees to install all plant materials as shown on the approved landscape plan and to be consistent with the standards established in the Development Regulations of the City of Shoreview. All landscape materials planted as part of this landscape plan shall be replaced with like material if they should die within twelve months of planting.

This plan shall include privacy fencing that has a maximum height of 6-feet along the property lines that abut single-family residential land uses. Prior to the installation of the fence, the Developer shall receive a fence permit from the City. Said fence shall be constructed and maintained in accordance with the City's Ordinance.

A landscape surety as specified in the "Original Agreement" shall be submitted prior to the issuance of any permits for this project.

- K) As specified in the Original Agreement, Sections L – O, Q – T, Y apply to the subject property.
- L) **Special Development Terms.** The project is subject to the conditions as approved by the City Council on November 7, 2016 (**Exhibit A**) whether or not specified in this Agreement.
- M) **Default** The occurrence of any of the following after written notice from the City and thirty (30) days to cure (or such longer period as may be reasonable) shall be considered an "Event of Default" in the terms and conditions contained in this Agreement:
 - 1. The failure of the Developer to comply with any of the terms and conditions contained in this Agreement;
 - 2. The failure of the Developer to comply with any applicable ordinance or statutes with respect to the development and operation of the Subject Property.

N) **Remedies** Upon the occurrence of an Event of Default, the City, in addition to any other remedy, which may be available to it, shall be permitted to do the following:

1. City may make advances or take other steps to cure the default, and where necessary, enter the Subject Property for that purpose. The Developer shall pay all sums so advanced or expenses incurred by the City upon demand, with interest from the dates of such advances or expenses at the rate of 10% per annum. No action taken by the City pursuant to this section shall be deemed to relieve the Developer from curing any such default to the extent that it is not cured by the City or from any other default hereunder. The City shall not be obligated, by virtue of the existence or exercise of this right, to perform any such act or cure any such default.
2. The Developer shall save, indemnify, and hold harmless, including reasonable attorneys fees, the City from any liability or other damages, which may be incurred as a result of the exercise of the City's rights pursuant to this section.
3. Obtain an order from a court of competent jurisdiction requiring the developer to specifically perform its obligations pursuant to the terms and provisions of this Agreement.
4. Exercise any other remedies, which may be available to it, including an action for damages.
5. Withhold the issuance of a building permit and/or prohibit the occupancy of any building(s) for which permits have been issued.

In addition to the remedies and amounts payable set forth or permitted above, upon the occurrence of an Event of Default, the Developer shall pay to the City all fees and expenses, including reasonable attorney's fees, incurred by the City as a result of the Event of Default, whether or not a lawsuit or other action is formally taken.

(V) **IN WITNESS WHEREOF**, the City and the Developer have executed this Agreement.

Approved by the City Council of Shoreview, Minnesota, this November 7, 2016.

ELEVAGE SHOREVIEW HOLDINGS , LLC CITY OF SHOREVIEW

Sandra C. Martin, Mayor

Title

Terry Schwerm, City Manager

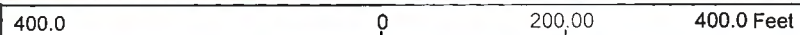
EXHIBIT 'A'
SPECIAL DEVELOPMENT TERMS

Final Plat

- 1) The Final Plat shall be revised to include:
 - a. 10-foot drainage and utility easements along the road rights-of-ways.
 - b. Eliminate the 20-foot wide drainage and utility easement that transcends Lot 1. The proposed storm sewer line in this easement area does not serve a public purpose and will remain private.
- 2) The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City, including the submittal of the financial sureties. Said agreements shall be executed prior to the release of the Final Plat.
- 3) Private agreements shall be secured between the parcels in the subdivision regarding the maintenance of shared facilities. Said agreements shall be submitted to the City Attorney for review and approval prior to the City's release of the Final Plat.

Planned Unit Development – Final Stage









- 1) This approval amends the previous PUD approved for the redevelopment of 157 County Road E, 185 County Road E, 3521 Rice Street and 3500 Rustic Place with a mixed use development consisting of a 5-story building that has 134 market rate apartment units and 6,800 square feet of commercial space on the first floor. Fourteen townhomes are also planned. The approved conditions and Development Agreements remain in effect. See Planning Case File 2611-16-10.
- 2) Access to the expanded parking lot shall be provided via the driveway off County Road E. The proposed driveway off of Rice Street shall be designed for Emergency Vehicle access only per the requirements of Ramsey County.
- 3) The developer shall secure a permit from the Ramsey Washington Metro Watershed District prior to commencing any grading on the property.
- 4) A Tree Protection and Replacement Plan shall be submitted prior to the issuance of a demolition permit for the 3521 and 3527 Rice Street properties. City requirements for the tree removal and protection plan shall be detailed in the Development Agreements. A financial contribution to the City's Forestry fund will be required in the event the tree replacement requirements cannot be accommodated on the development site.
- 5) The Landscape Plan shall be revised to include privacy fencing with a maximum height of 6-feet, along the property lines adjacent to the single-family residential land uses. Said Plan shall be submitted to the City Planner for review and approval prior to the issuance of a building permit.
- 6) Lighting on site shall comply with Section 206.030, Lighting Standards of the Development Code. A luminary plan, including exterior light fixture details and pole heights shall be submitted to the City for review and approval prior to the issuance of a building permit.
- 7) The applicant is required to enter into an Amendment to the Site Development Agreement and Erosion Control Agreement with the City which addresses the expansion of the parking lot. Said agreements shall be executed prior to the issuance of any permits for this project.



NAD_1983_HARN_Adj_MN_Ramsey_Feet
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  Recreational Centers
-  Parcel Points
-  Parcel Boundaries

Notes

DRAWING PHASE:	
	OWNER REVIEW
	AGENCY REVIEW
✓	BID DOCUMENT
	PERMIT SET
	AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS
PLAN, SPECIFICATION OR
REPORT WAS PREPARED BY ME
OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A
DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF
THE STATE OF MINNESOTA.

TODD A. ERICKSON, PE
40418
LICENSE NO.
09/22/2016
DATE:

WINNER DEVELOPER
RELEVANCE DEVELOPMENT GROUP, LLC
10901 Baltimore St. NE
Blaine, Minnesota 55449

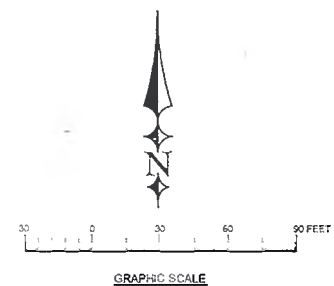
THE MCMILLAN
157 COUNTY ROAD E, W.
SHOREVIEW, MN 55126

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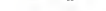








JOB NO. 15-172

SHEET TITLE
EXISTING
CONDITIONS &
DEMO PLAN

SHEET NO.
C1
SHEET 1 OF



LEGEND:

- | | | | |
|---|-------------------------|---|---------------------------|
|  | CABLE TV PEDESTAL |  | STORM MANHOLE |
|  | AIR CONDITIONER |  | FIRE DEPT. CONNECTION |
|  | ELECTRIC MANHOLE |  | HYDRANT |
|  | ELECTRIC METER |  | CURB STOP |
|  | ELECTRIC PEDESTAL |  | WATER VALVE |
|  | ELECTRIC TRANSFORMER |  | BOLLARD |
|  | LIGHT POLE |  | FLAG POLE |
|  | GUY WIRE |  | TRAFFIC SIGN |
|  | POWER POLE |  | UNKNOWN MANHOLE |
|  | GAS METER |  | SPOT ELEVATION |
|  | TELEPHONE PEDESTAL |  | CONIFEROUS TREE DEMO |
|  | SANITARY MANHOLE |  | DECIDUOUS TREE DEMO |
|  | CATCH BASIN |  | CONIFEROUS TREE TO REMAIN |
|  | FLARED END SECTION |  | DECIDUOUS TREE TO REMAIN |
|  | ROOF DRAIN | | |
|  | WATER MANHOLE | | |
|  | PROPERTY BOUNDARY |  | SANITARY SEWER |
|  | UNDERGROUND ELECTRIC |  | STORM SEWER |
|  | UNDERGROUND CABLE TV |  | WATERMAIN |
|  | UNDERGROUND FIBER OPTIC |  | FENCE |
|  | UNDERGROUND TELEPHONE |  | CURB [TYPICAL] |
|  | OVERHEAD UTILITY |  | CONTOURS |
|  | UNDERGROUND GAS | | |

KEYED NOTES:

- 1 REMOVE EXISTING BIT. SURFACE.
- 2 REMOVE EXISTING BUILDING AND FOUNDATION.
- 3 REMOVE EXISTING CONCRETE CURB AND GUTTER.
- 4 REMOVE EXISTING STORM SEWER.
- 5 REMOVE EXISTING RETAINING WALL.
- 6 REMOVE EXISTING CONCRETE SURFACE.
- 7 ABANDON EXISTING SEWER AND WATER SERVICE. TURN OFF CORP. AT MAIN AND PLUG SANITARY WITH CONCRETE OR PVC CAP AS REQUIRED.
- 8 COORDINATE REMOVAL AND REPLACEMENT OF EXISTING SMALL UTILITIES WITH XCEL ENERGY.
- 9 REMOVE WATERMAIN AS NEEDED FOR NEW CONNECTION.
- 10 REMOVE EXISTING LIGHT STANDARD AND BASE.

LANDMARK TREE TABLE

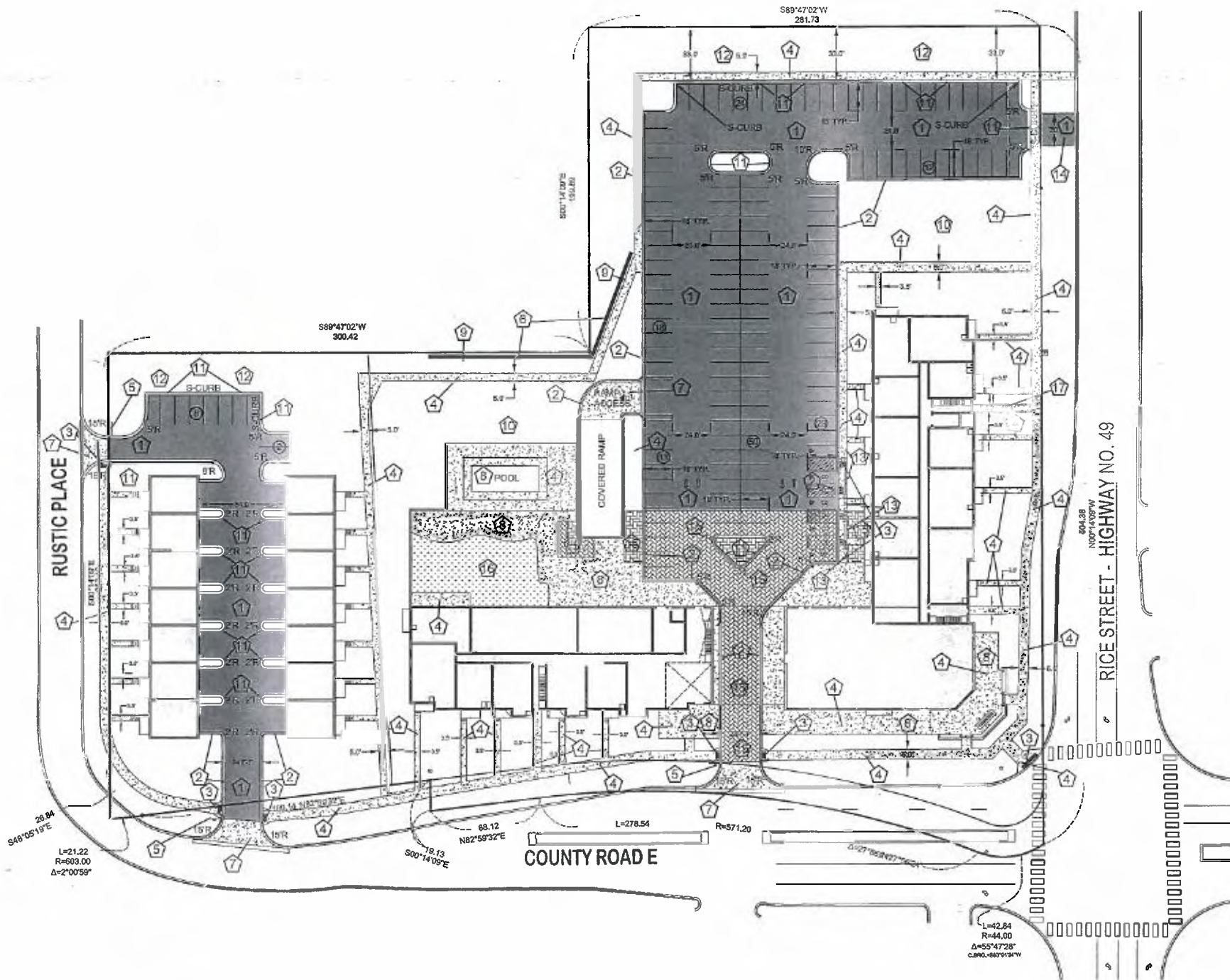
LANDMARK TREES TO BE REMOVED

Tree	DBH		Tree	DBH		Tree	DBH	
	Tree Species	(Archer) Notes		Tree Species	(Archer) Notes		Tree Species	(Archer) Notes
1	Box Hops	30	20	Oak	24	40	Oak	30
2	Box Hops	24	21	Scotch Pine	24	41	Oak	30
3	Boulder	18	22	Maple	24	43	Oak	30
4	Oak	24	23	Maple	22	47	Oak	18
5	Oak	24	25	Service	19	48	Oak	18
6	Oak	24	28	Maple	32	49	Oak	18
			29	Oak	40	50	Oak	15
			30	Oak	18			
10	Oak	24	31	Oak	40			
11	Oak	15	32	Oak	24			
12	Maple	15	33	Oak	15	53	Maple	36
14	Oak	20	34	Oak	15			
15	Service	18	34	Oak	24			
16	Oak	24	35	Oak	15			
17	Maple	15						
18	Oak	15						
19	Oak	20						

- TREE SIZE → 12" DENOTES NON-LANDMARK CONIFEROUS TREE
 TREE SIZE → 12" DENOTES NON-LANDMARK DECIDUOUS TREE
 TREE SIZE → 13" DENOTES LANDMARK CONIFEROUS TREE
 TREE SIZE → 11" DENOTES LANDMARK DECIDUOUS TREE
 TREE NUMBER NOT SHOWN THAT CORRESPOND TO LANDMARK TREE TABLE AS SHOWN ON THIS SHEET.

LANDMARK TREES TO REMAIN

Tree	T	DBH	Height
7	Em	18	
8	Em	15	
9	Em	18	
10	Oak	24	
36	Maple	24	
37	Spruce	15	
42	Oak	36	
44	White Pine	15	
51	Oak	15	
52	Oak	24	
56	Maple	18	



CONSTRUCTION SPECIFICATIONS:

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE AND LOCAL SAFETY LAWS AND BUILDING CODES. ALL WORKMANSHIP SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION STANDARDS.
2. ALL FEES AND PERMITS SHALL BE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING BUILDING, UTILITIES, WALKS, CURB AND PAVEMENT FROM DAMAGE.
5. THE PORTLAND CEMENT FOR THE CONCRETE PAVEMENT SHALL CONFORM TO ASTM C-150 AND THE AGGREGATE SHALL CONFORM TO ASTM C-33. PLAIN CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. CONCRETE SHALL BE READY MIXED CONCRETE AND SHALL BE A MIX OF PROPORTIONED FINE AND COARSE AGGREGATE WITH PORTLAND CEMENT AND WATER. MINIMUM CEMENT CONTENT SHALL BE 8 BAGS PER CUBIC YARD OF CONCRETE AND MAXIMUM WATER CONTENT SHALL BE 5.5 US GALLONS PER SACK OF CEMENT. INCLUDING MOISTURE IN THE AGGREGATE. SLUMP FOR NORMAL WEIGHT CONCRETE SHALL BE A MAXIMUM OF 4 INCHES AND A MINIMUM OF 2 INCHES. THE SLUMP OF MACHINE PLACED CONCRETE SHALL BE NO LESS THAN 1-1/4 INCH, NO MORE THAN 3 INCHES. STANDARD STRENGTH OF CONCRETE OF 28 DAYS SHALL BE 6,000 PSI FOR THE ENTRANCE APRON AND 4,000 PSI FOR THE SIDEWALKS & CURB. ALL CONCRETE SHALL HAVE AIR ENTRAINMENT OF 6% TO 8% BY VOLUME PER ASTM C-260. RETEMPERING OF DELIVERED CONCRETE WILL NOT BE ALLOWED. MIX DESIGN SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL. FIBER MESH ADDITIVE REQUIRED FOR ALL CONCRETE FLAT WORK.
6. CONTRACTOR SHALL ENSURE THAT SUBBASE FOR SIDEWALKS AND PAVEMENT IS CORRECTLY COMPACTED TO 100% STANDARD PROCTOR. CONTRACTOR RESPONSIBLE FOR TESTING AND REPORTING TEST RESULTS TO ENGINEER.
7. THE CONCRETE PAVEMENT REQUIRES WELDING STEEL WIRE FABRIC CONFORMING TO ASTM A165. THE JOINT FILLER SHALL BE NON-EXTRUDING, PRE-MOLDED TYPE MEETING ASTM D-544. CONTRACTION JOINTS SHALL BE 1/4" (MIN. DEPTH OF 1/3 OF SLAB THICKNESS) TOoled CONTROL JOINTS.
8. IT IS RECOMMENDED THAT THE CONTRACTOR NOTIFY DIGGERS HOT LINE AT 811 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS ASSOCIATED WITH THE PROPOSED WORK.

SURFACE AREA ANALYSIS

TOTAL LOT AREA	= 184,158 S.F.
LOT 1	= 46,893 S.F.
LOT 2	= 137,275 S.F.
EXISTING IMPERVIOUS SURFACE	= 101,500 S.F. (55.1%)
CONCRETE	= 4,470 S.F.
BIT.	= 59,350 S.F.
SHED/GARAGE	= 710 S.F.
HOUSE	= 3,860 S.F.
BUILDING	= 30,110 S.F.
GRAVEL	= 3,000 S.F.
TOTAL PROPOSED IMPERVIOUS SURFACE	= 113,767 S.F. (61.8%)
SIDEWALK/PAVERS/ART. TURF	= 28,815 S.F.
BIT./PAVERS	= 36,630 S.F.
APARTMENT	= 34,675 S.F.
GARAGE	= 2,595 S.F.
TOWN HOMES	= 11,052 S.F.
LOT 1 PROPOSED IMPERVIOUS SURFACE	= 27,347 S.F. (58.3%)
SIDEWALK	= 4,095 S.F.
BIT.	= 12,200 S.F.
TOWNHOMES	= 11,052 S.F.
LOT 2 PROPOSED IMPERVIOUS SURFACE	= 86,420 S.F. (63.0%)
SIDEWALK	= 24,720 S.F.
BIT.	= 24,430 S.F.
GARAGE	= 2,595 S.F.
APARTMENT	= 34,675 S.F.

LEGEND:

	EXISTING BOUNDARY
	PROPOSED CONCRETE SIDEWALK/APRON
	PROPOSED BITUMINOUS PAVEMENT
	PROPOSED PAVERS
	PROPOSED ARTIFICIAL TURF
	PROPOSED PARKING COUNT 148 SURFACE STALLS 143 STRUCTURED STALLS 28 PRIVATE GARAGE STALLS 318 TOTAL STALLS

KEYED NOTES:

1. INSTALL BITUMINOUS PAVEMENT. REFER TO DETAIL 1/C5.
2. INSTALL B612 CONCRETE CURB. REFER TO DETAIL 2/C5.
3. CONSTRUCT CONCRETE ADA RAMP. REFER TO DETAIL 5/C5. 2% MAX CROSS SLOPE AT LANDING EITHER DIRECTION.
4. INSTALL 4" CONCRETE SIDEWALK. REFER TO DETAIL 4/C5. (FIBER MESH) (6" MAX CONTRACTION JOINT SEPARATION. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS)
5. INSTALL "STOP" TRAFFIC CONTROL SIGN.
6. MODULAR BLOCK WALL WITH RAILING (MNDOT SPEC. VERSA LOK BRUTE, ANY WALL OVER 4-FT IN HEIGHT SHALL BE DESIGNED BY AN ENGINEER AND A SIGNED PLAN SET OF DRAWINGS SHALL BE PROVIDED TO THE CITY PRIOR TO START OF CONSTRUCTION.
7. CONSTRUCT CONCRETE ENTRANCE APRON. SEE DETAIL 10/C5. (FIBER MESH)
8. SEE ARCHITECTURAL DRAWINGS FOR DETAILS PERTAINING TO POOL AND PATIO CONSTRUCTION AND SPECIFIC REQUIREMENTS FOR SURFACING.
9. INSTALL FENCING AT RETAINING WALL PER ARCHITECT DETAIL.
10. AREA OF INFILTRATION PRACTICES SHALL BE DELINEATED WITH ORANGE CONSTRUCTION FENCING AND BE AVOIDED BY CONSTRUCTION TRAFFIC.
11. SURMOUNTABLE CURB AND GUTTER
12. SNOW STORAGE AREA
13. INSTALL ADA SIGNAGE PER DETAIL
14. EMERGENCY VEHICLE ACCESS ONLY
15. PAVER SECTION. REFER TO DETAIL 12/C5. (7,290 SQ. FT. PARKING LOT, 1,131 SIDEWALK)
16. ARTIFICIAL TURF OVER COMPACTED CL. V AGGREGATE BASE (3,035 SQ. FT.)
17. CONSTRUCT H.C. RAMP WITH 20-FT MAX RUNS (RAMP) AT 5% AND 5-FT LANDINGS AT 2%.

LAYOUT NOTES:

- 1) ALL RADII TO BACK OF CURB
- 2) ALL DIMENSIONS TO THE FACE OF CURB UNLESS NOTED OTHERWISE
- 3) PAVEMENT STRIPING TO BE 4" WIDE WHITE EPOXY PAINTED STRIPE.

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DRAWING PHASE:

OWNER REVIEW
AGENCY REVIEW
<input checked="" type="checkbox"/> BID DOCUMENT
PERMIT SET
AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

TODD A. ERICKSON, PE
40418
LICENSE NO.
09/22/2016
DATE:

ELVEAGE DEVELOPMENT GROUP, LLC
10901 Baltimore St. NE
Blaine, Minnesota 55449

THE MCMILLAN
157 COUNTY ROAD E. W.
SHOREVIEW, MN 55126

PROJECT TITLE

DATE

REVISION DESCRIPTION

NO.

JOB NO. 15-172

SHEET TITLE

LAYOUT PLAN

SHEET NO.

C2

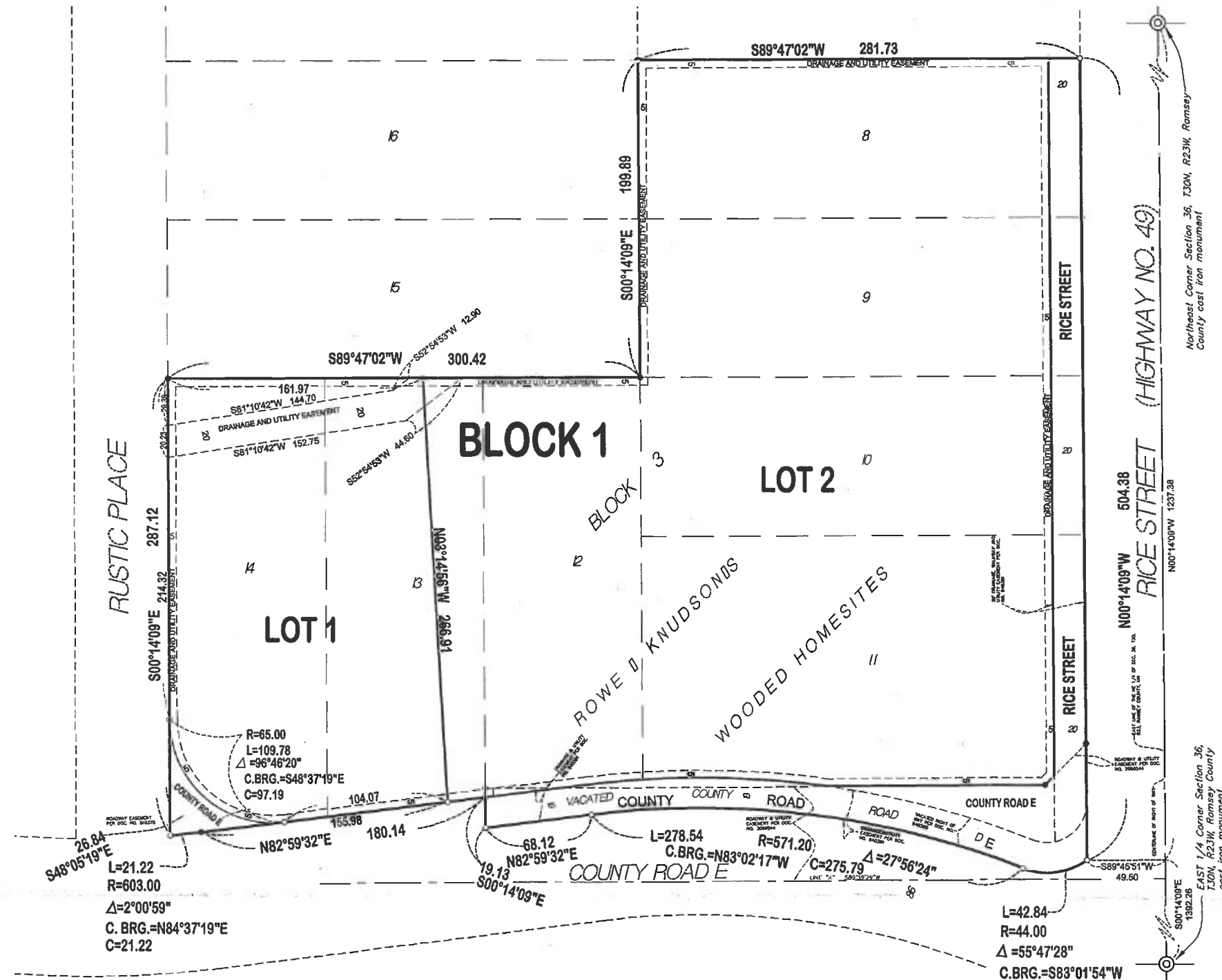
SHEET 2 OF 6

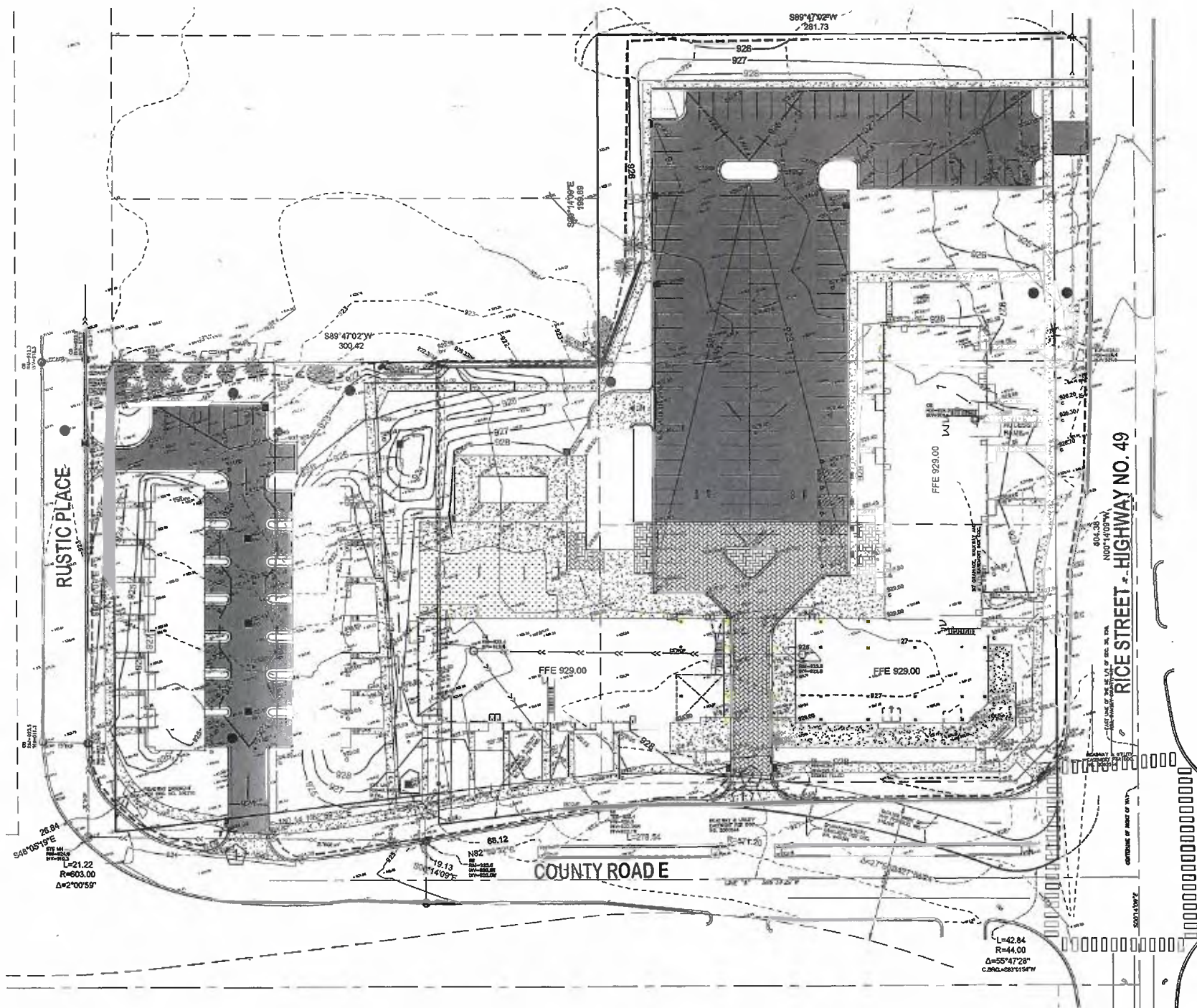
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SCALE IN FEET

Not To Scale

Deputy County Recorder





LEGEND:

---	EXISTING PROPERTY BOUNDARY
- - - 930 - - -	EXISTING 1-FT CONTOUR
- - - 930 - - -	PROPOSED 1-FT CONTOUR
930.50g +	PROPOSED SPOT ELEVATION
	G = PROPOSED GROUND SURFACE
	gl = GUTTER LINE
	c = CONCRETE SURFACE
	b = BITUMINOUS SURFACE
	tw = TOP OF WALL
	bw = BOTTOM OF WALL
	NOTE: * REPRESENTS EXISTING GRADE
---	PROPOSED HEAVY DUTY SILT FENCE

KEYED NOTES:

- 1 MATCH EXISTING BITUMINOUS PAVEMENT ELEVATIONS.
- 2 PROPOSED ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 6/C5.

Contractor SHALL notify District staff at least 48 hours prior to the construction of the infiltration basin in order to provide for District construction observation. Failure to notify the District prior to the installation may result in the removal of work completed. Contact Nicole Soderholm at 651-792-7976.

Contact Nicole Soderholm, District Inspector, at 651-792-7976 prior to beginning construction.

VERSALOK BRUTE UNIT



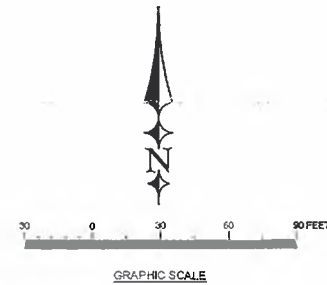
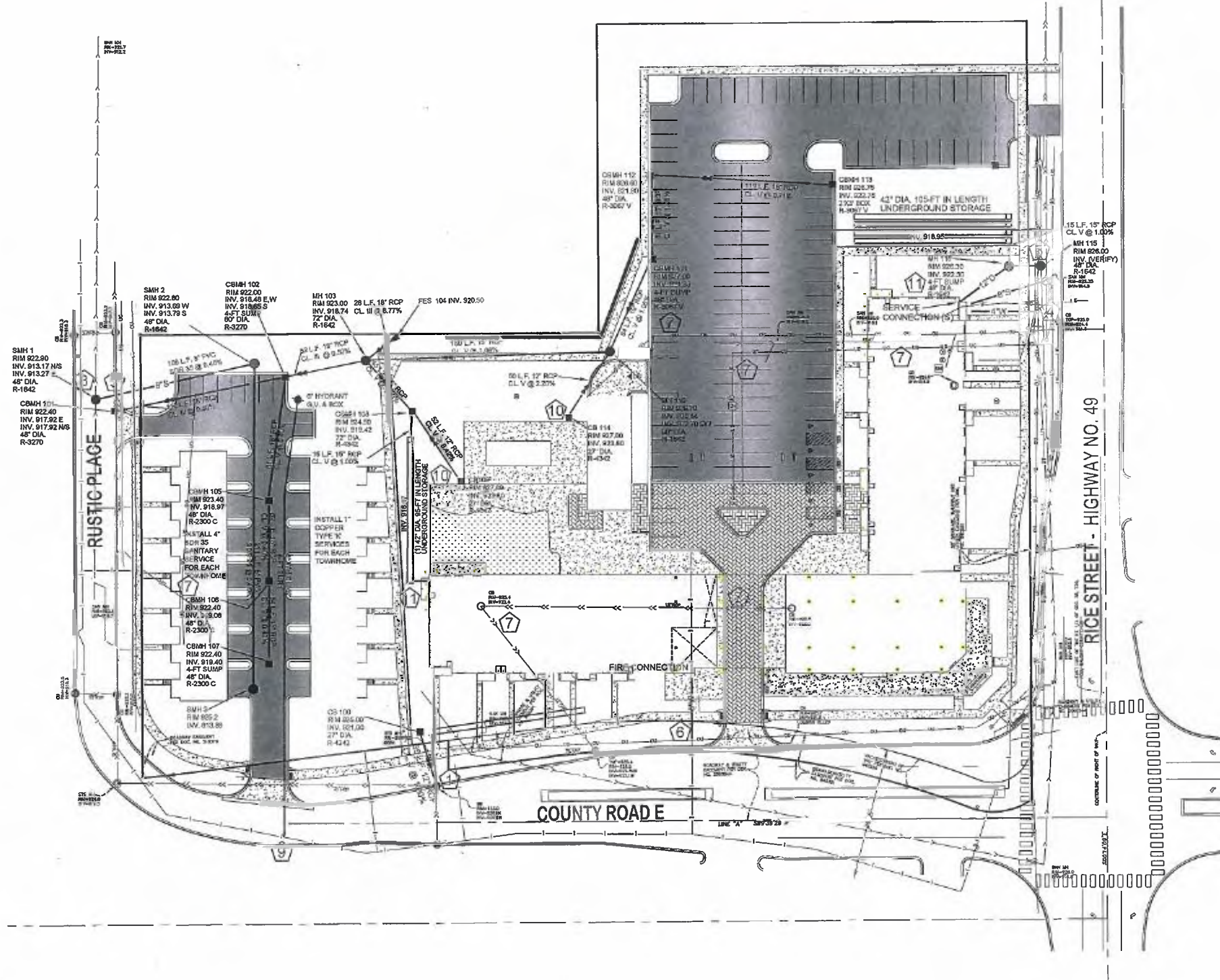
Brute unit
Width (face) 24"
Width (rear) 21"
Height 8"
Depth 18"
Face Area 1.33 sq ft
Face Area 1.52 sq ft
Face Area 1.52 sq ft
Slope 2" or 1" per unit
Batter 0 or 7.1 degrees
Slope 2" per unit
Minimum Radius 12"
Max Unreinforced Height 5.5 ft
Max Geogrid Reinforced Height 5.5 ft

NOTES:

- 1) ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
- 2) THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS WILL BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
- 3) SPOT ELEVATIONS/CONTOURS SHOWN AS FINISHED GRADE ELEVATIONS.
- 4) PRIOR TO ON SITE EXCAVATION OR DEMOLITION WORK, INSTALL EROSION CONTROL MEASURES IN LOCATIONS SHOWN OR AS DIRECTED BY THE ENGINEER OR CITY STAFF.
- 5) EROSION CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN ARE THE ABSOLUTE MINIMUM. THE CONTRACTOR SHALL INSTALL SEDIMENT TRAPS OR BASINS AND BIO LOG AS DEEMED NECESSARY TO CONTROL EROSION.
- 6) GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED PRIOR TO THE START OF ANY UP GRADING LAND DISTURBING ACTIVITIES.
- 7) PROVIDE 5" OF NATIVE TOPSOIL IN GREEN AREAS.
- 8) ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION (BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED).
- 9) IF SEDIMENT ENRICHES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.
- 10) TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS SWALES AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
- 11) SLOPES 3:1 AND GREATER SHALL BE STABILIZED WITH EROSION CONTROL BLANKET.
- 12) MAINTAIN AND REPAIR EROSION CONTROL MEASURES (INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED. CONTRACTOR TO INSPECT AND DOCUMENT EROSION CONTROL DAILY AND AFTER ANY RAIN EVENT. ALL SEDIMENT CONTROL FEATURES MUST BE REPAIRED WHEN THE SEDIMENT REACHES 1/3 THE HEIGHT OF THE STRUCTURE, OR REPLACED WITHIN 24 HOURS OF DISCOVERY. EROSION CONTROL STRUCTURES FOUND DAMAGED MUST BE REPAIRED OR REPLACED WITHIN 24 HOURS UPON DISCOVERY. REMOVAL OF EROSION CONTROL STRUCTURES REQUIRED AFTER SITE IS STABILIZED (AT DIRECTION OF ENGINEER).
- 13) ALL EXISTING CITY STREETS SHALL BE SWEEPED AS NEEDED AND AS REQUESTED BY ENGINEER OR CITY STAFF.
- 14) REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- 15) AFTER GRADING OPERATIONS ARE COMPLETED, LANDWALK CONTRACTOR SHALL UNCOMPACT ALL GREEN AREAS PRIOR TO SOILING AND LANDSCAPING.
- 16) PERMANENT RESTORATION IN LAWN AREAS SHALL CONSIST OF PLACING SOO PER MINDOT 3878.2A SPECIFICATIONS. SOO STRIPS SHALL NOT HAVE DEAD OR DRY EDGES AND SHALL NOT BE CUT MORE THAN 24 HOURS IN ADVANCE OF DELIVERY.
- 17) TEMPORARY STABILIZATION OF SLOPES AND GRADING AREAS DURING CONSTRUCTION SHALL BE A MIXTURE OF 150 MIXTURE. TEMPORARY SEED MIXTURE SHALL BE PLACED WITH A DRILL AT A RATE OF 80 LBS/ACRE.
- 18) SOO AND INSTALLATION OF EROSION CONTROL BLANKET SHALL BE COMPLETED WITHIN 48 HOURS OF FINAL GRADING.
- 19) POSITIVE DRAINAGE OF MINIMUM 2% SLOPE SHALL BE ACHIEVED AWAY FROM PROPOSED BUILDING.

SWPPP SEQUENCING:

- 1) OBTAIN MPCA PERMIT MINIMUM 7 DAYS PRIOR TO STARTING TREE CLEARING ACTIVITIES.
- 2) INSTALL SWPPP MAILBOX WITH A COPY OF THE PLANS, SWPPP AND EROSION CONTROL LOGS.
- 3) INSTALL ROCK CONSTRUCTION ENTRANCE AS SHOWN IN DETAILS.
- 4) INSTALL PERIMETER CATCH BASIN SEDIMENT CONTROL MEASURES (INLET PROTECTION).
- 5) INSTALL SILT FENCING/BIO LOGS AS SHOWN ON PLAN PRIOR TO ANY SITE DISTURBANCE OR TREE REMOVAL. SITE PERIMETER FENCING SHALL BE INSTALLED PRIOR TO ANY SITE DISTURBANCE.
- 6) INTERIOR SILT FENCE AND BIO LOG SEDIMENT CONTAINMENT SHALL BE PLACED TO CONTROL STOCKPILES OR CONCENTRATED AREAS OF FLOW DURING CONSTRUCTION AND AFTER SITE ROUGH GRADING IS COMPLETE.
- 7) INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION CHAMBER AREA. KEEP CONSTRUCTION TRAFFIC OFF OF THIS AREA UNTIL EXCAVATION OF SYSTEM IS TO START.
- 8) INSTALL ORANGE CONSTRUCTION FENCING AROUND DRIP LINE OF TREES TO REMAIN.
- 9) NOTIFY RAMSEY WASHINGTON METRO WATERSHED DISTRICT FOR APPROVAL OF PERIMETER EROSION CONTROL MEASURES PRIOR TO STARTING CONSTRUCTION (3 BUSINESS DAY NOTIFICATION REQUIRED).
- 10) SEED ANY TOPSOIL STOCKPILE AND OR HYDROMULCH WITH MINIMUM 20 LBS PER ACRE ONTS.
- 11) INSTALL MPCA APPROVED CONCRETE CLEANOUT STATION PRIOR TO CONCRETE USE ON SITE.
- 12) CONDUCT GRADING OPERATIONS.
- 13) MAINTAIN LOGS OF RAIN EVENTS AND CORRECTIVE ACTIONS FOR EACH EVENT IN SWPPP MAILBOX PER MPCA NPDES PERMIT REQUIREMENTS.
- 14) UTILIZE TEMPORARY HYDROMULCH AND SEEDING TO MAINTAIN SEDIMENT ON SITE.
- 15) MAINTAIN AND CLEANOUT SILT FENCING AND CATCH BASIN SEDIMENT CONTROL AS INDICATED ON PLANS OR IN THE NPDES PERMITTING.
- 16) AFTER INSTALLATION OF PROPOSED STORM SEWER, IMMEDIATELY INSTALL SEDIMENT CONTROL MEASURES.
- 17) HYDROSEED ENTIRE SITE FOR FINAL STABILIZATION WITH PROPOSED SEED MIXTURE AND HYDROMULCH WITH TACKIFIER.



LEGEND:

- | | |
|----------------------|--------------------------|
| CABLE TV PEDESTAL | STORM MANHOLE |
| AIR CONDITIONER | FIRE DEPT. CONNECTION |
| ELECTRIC MANHOLE | HYDRANT |
| ELECTRIC METER | CURB STOP |
| ELECTRIC PEDESTAL | WATER VALVE |
| ELECTRIC TRANSFORMER | BOLLARD |
| LIGHT POLE | FLAG POLE |
| GUY WIRE | TRAFFIC SIGN |
| POWER POLE | UNKNOWN MANHOLE |
| GAS METER | X 950.0 SPOT ELEVATION |
| TELEPHONE PEDESTAL | CONFIROUS TREE DEMO |
| SANITARY MANHOLE | DECIDUOUS TREE DEMO |
| CATCH BASIN | CONFIROUS TREE TO REMAIN |
| FLARED END SECTION | DECIDUOUS TREE TO REMAIN |
| ROOF DRAIN | |
| WATER MANHOLE | |
-
- | | |
|-------------------------|----------------|
| PROPERTY BOUNDARY | SANITARY SEWER |
| UNDERGROUND ELECTRIC | STORM SEWER |
| UNDERGROUND CABLE TV | WATER MAIN |
| UNDERGROUND FIBER OPTIC | FENCE |
| UNDERGROUND TELEPHONE | CURB (TYPICAL) |
| OVERHEAD UTILITY | |
| UNDERGROUND GAS | |
-
- | |
|-------------------------|
| PROPOSED SANITARY SEWER |
| PROPOSED STORM SEWER |
| PROPOSED WATER MAIN |

KEYED NOTES:

- 1 CONNECT TO EXISTING CATCH BASIN
- 2 WATER AND FIRE SUPPRESSION TO BE SPLIT INSIDE OF BUILDING.
- 3 CONSTRUCT MANHOLE OVER EXISTING STORM SEWER.
- 4 CONNECT TO EXISTING WM WITH 4" WET TAP VALVE
- 5 CONNECT TO EXISTING MANHOLE
- 6 CONNECT TO WATERMAIN STUB
- 7 ALL EXISTING SITE UTILITIES SHALL BE REMOVE/ABANDONED
- 8 CONSTRUCT MANHOLE OVER EXISTING SANITARY SEWER
- 9 CONNECT TO EXISTING WATERMAIN WITH 6" WET TAP G.V.
- 10 CONSTRUCT 2X2' CONCRETE FRAME AROUND CATCH BASIN. REINFORCE WITH #4 REBAR AROUND FRAME ONCE 1-FT FROM FRAME. ANCHOR FRAME TO (2) #4 REBAR DRILLED/EPOXYED INTO SIDEWALK.
- 11 CONNECT TO STORM SEWER RAIN LEADER FROM BUILDING

NOTES:

- 1) WATERMAIN: 4" & 6" DIP CL 52 ALL MECHANICAL JOINTS. 8" MINIMUM BURY.
- 2) FIRE CONNECTION PER THE SHOREVIEW REQUIREMENTS.
- 3) SANITARY SEWER: 8" PVC SCHEDULE 40
- 4) STORM SEWER: RCP (CLASS AS SHOWN ON PLAN)
- 5) PRESSURE TEST SANITARY SEWER PER CITY OF SHOREVIEW REQUIREMENTS
- 6) HYDROTEST WATERMAIN PER CITY OF SHOREVIEW REQUIREMENTS.
- 7) BACTERIA TEST WATER SERVICE PER CITY OF SHOREVIEW REQUIREMENTS.

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DRAWING PHASE:

OWNER REVIEW

AGENCY REVIEW

☒ BID DOCUMENT

PERMIT SET

AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

TODD A. ERICKSON, PE
40418
LICENSE NO.
09/22/2016
DATE:

OWNER/DEVELOPER

ELEVAGE DEVELOPMENT GROUP, LLC
10901 Baltimore St. NE
Blaine, Minnesota 55449

PROJECT TITLE

THE MCMILLAN
157 COUNTY ROAD E, W.
SHOREVIEW, MN 55126

NO.	REVISION	DESCRIPTION	DATE

JOB NO.

15-172

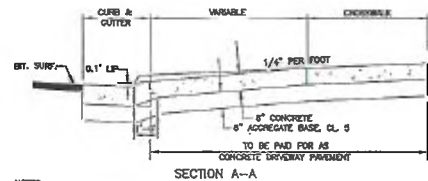
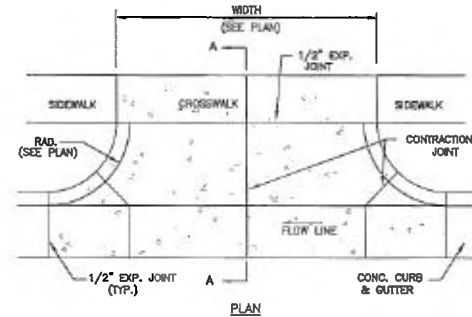
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UTILITY PLAN

SHEET NO.

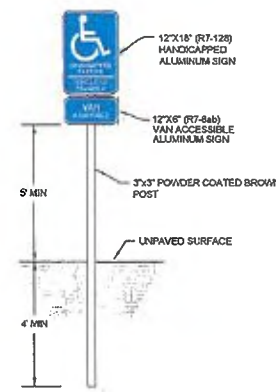
C4

SHEET 4 OF 6



NOTES:
1. PAVEMENT SHALL NOT EXCEED 10' WITHOUT A CONTRACTION JOINT.
2. WHERE SIDEWALK EXIST OR IS PROPOSED, SIDEWALK SHALL BE SAME THICKNESS AS DRIVEWAY.

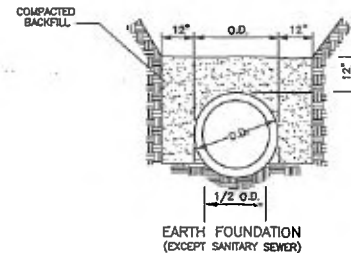
10
C5
NO SCALE
CONCRETE DRIVEWAY



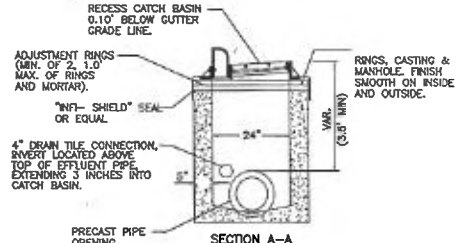
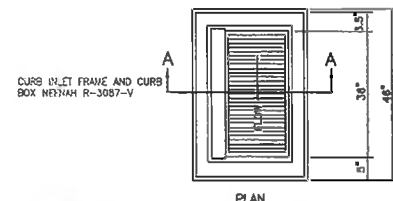
11
C2
NO SCALE
ADA SIGN INSTALLATION



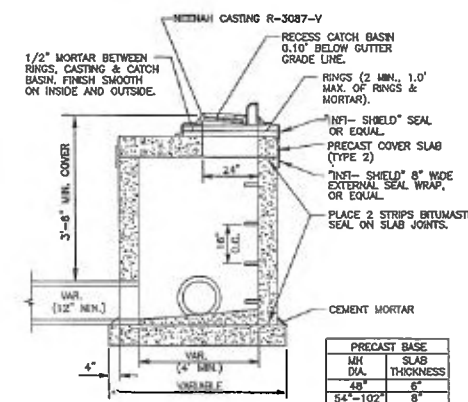
12
C5
NO SCALE
PAVER SECTION



7
C5
NO SCALE
PIPE FOUNDATION DETAILS



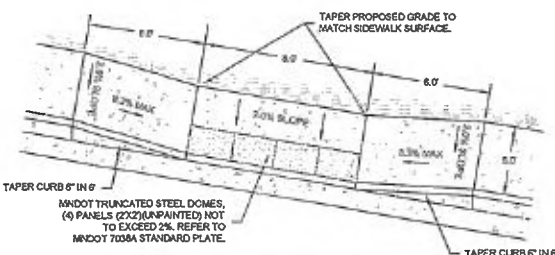
8
C5
NO SCALE
CATCH BASIN



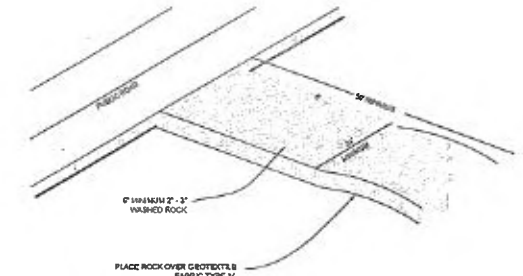
9
C5
NO SCALE
CATCH BASIN/MANHOLE

NO WOOD SHALL BE USED FOR ADJUSTING CASTINGS; CEMENT MORTAR ONLY.
CAST IRON FRAME & CASTINGS FOR SPECIFICATIONS.
MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.
PRECAST REINFORCED CONCRETE BASE SLAB & COVER SLAB PER ASTM C478.
PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478.
FURNISH PRECAST CONCRETE MANHOLE SECTIONS WITH O-RING GASKETS & LUBRICANT EXCEPT AS OTHERWISE SPECIFIED.
FULL OPENING BETWEEN PIPE AND MANHOLE WALL WITH CEMENT MORTAR.
EXPOSED SURFACE SHALL BE FINISHED SMOOTH.

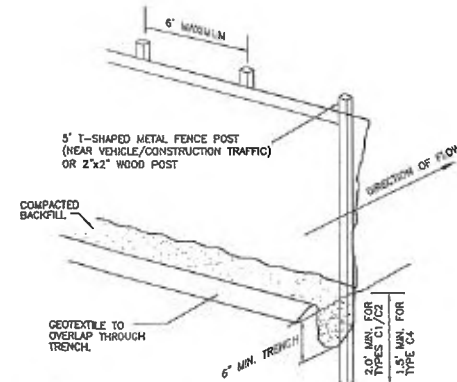
MIN. DIA.	SLAB THICKNESS
48"	6"
54"-102"	8"
108"	10"
120"	12"



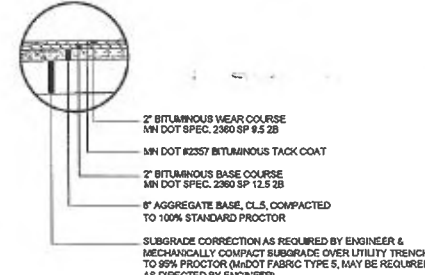
5
C5
NO SCALE
PARALLEL CURB RAMP



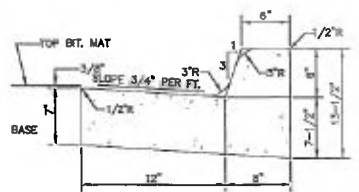
6
C5
NO SCALE
ROCK CONSTRUCTION ENTRANCE



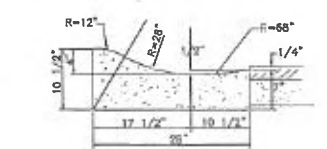
8
C5
NO SCALE
CATCH BASIN



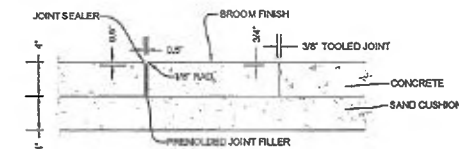
1
C5
NO SCALE
BITUMINOUS PAVING SECTION



2
C5
NO SCALE
B612 CURB & GUTTER



3
C5
NO SCALE
SURMOUNTABLE CURB & GUTTER



4
C5
NO SCALE
CONCRETE SIDEWALK DETAIL

NOTES:
TOOLED JOINTS:
1) JOINT SPACING SHALL MATCH WALK WIDTH UNLESS SHOWN OTHERWISE ON PLANS.
EXPANSION JOINTS:
1) WHERE WALK BUTTS ANY FIXED OBJECT SUCH AS WALLS, CURBS, MANHOLES, ETC.
2) 45° ON CENTER MAXIMUM OR AS SHOWN ON PLANS.
3) JOINT SEALER SHALL MEET AS TM D-412, GRAY, SELF-LEVELING, EPDM, AS WITH "CLICK-ON" JOINT SEALER.

DRAWING PHASE:	
OWNER REVIEW	
AGENCY REVIEW	
BID DOCUMENT	✓
PERMIT SET	
AS-BUILT DOCUMENT	

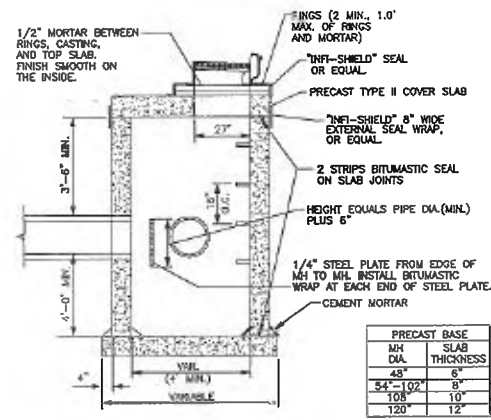
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

TODD A. ERICKSON, PE
40418
LICENSE NO.
09/22/2016
DATE.

OWNER/DEVELOPER
ELEVAGE DEVELOPMENT GROUP, LLC
10901 Baltimore St. NE
Blaine, Minnesota 55449

PROJECT TITLE
THE MCMILLAN
157 COUNTY ROAD E. W.
SHOREVIEW, MN 55126

NO.	REVISION	DESCRIPTION	DATE



NOTES: NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

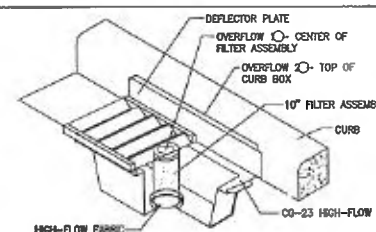
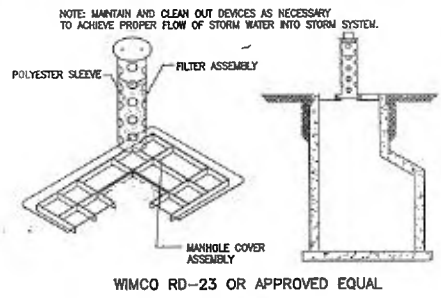
CAST IRON FRAME & GRATE CASTINGS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM, OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

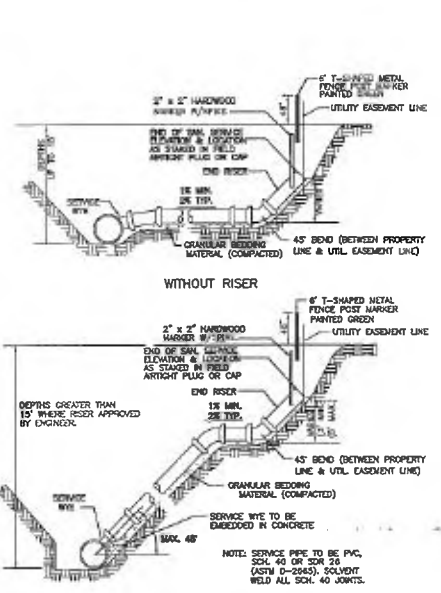
PRECAST REINFORCED CONCRETE BASE SLAB & COVER SLAB PER ASTM C478.

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, FINISHED WITH O-RING CASSETS & LUBRICANT, OR 6\"/>

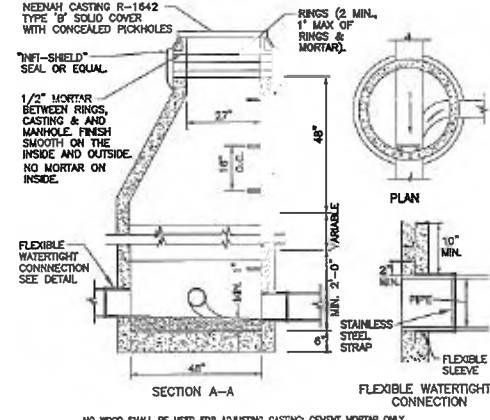
10 CATCH BASIN/MANHOLE WITH SUMP, TYPE 405
NO SCALE



11 C6 SEDIMENT CONTROL AROUND STORM SEWER INLET
NO SCALE



12 C6 SANITARY SEWER SERVICE
NO SCALE



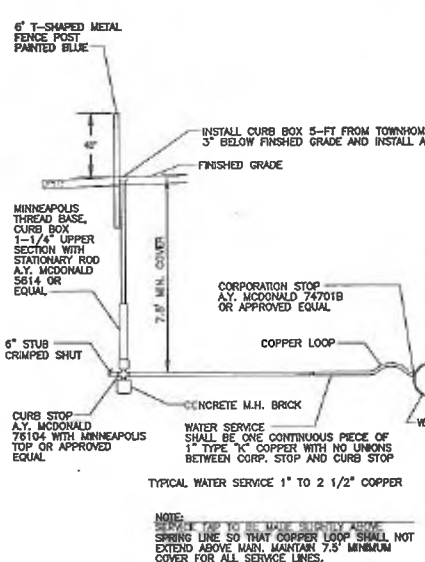
NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON MANHOLE FRAME & COVER AS PER SPECIFICATIONS.

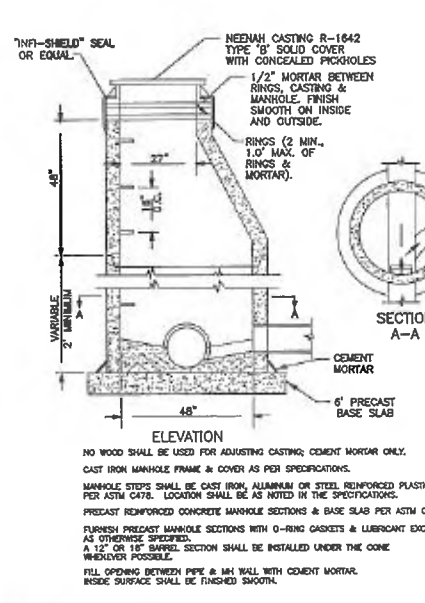
MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC PER ASTM C478. STEP LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, FINISHED WITH O-RING CASSETS & LUBRICANT EXCEPT AS OTHERWISE SPECIFIED. A 12\"/>

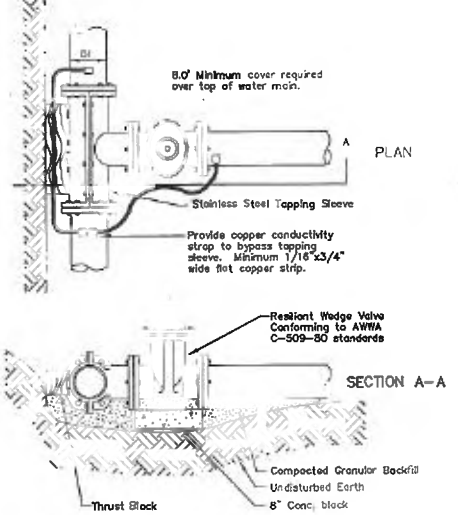
7 C6 SANITARY SEWER MANHOLE
NO SCALE



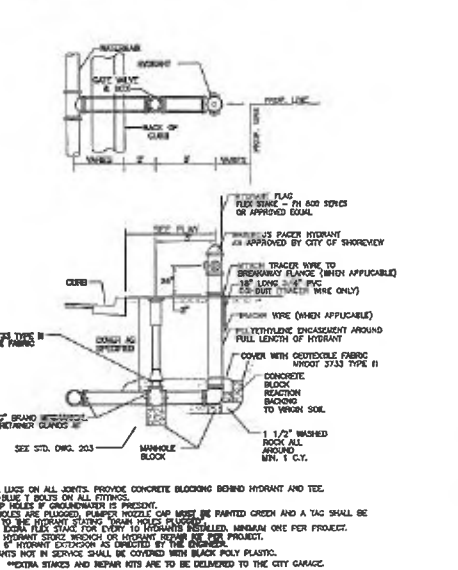
8 C6 WATER SERVICE ON DIP MAIN
NO SCALE



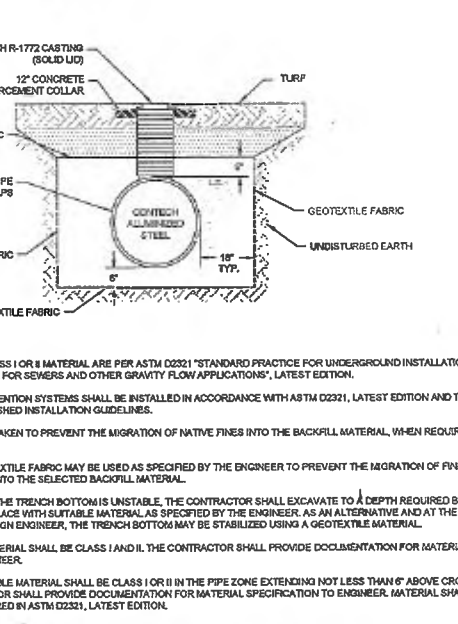
9 C6 STORM SEWER MANHOLE
NO SCALE



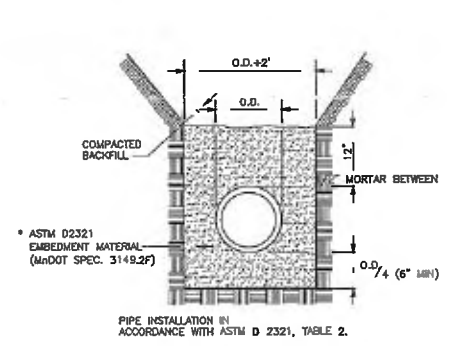
4 C6 WATER MAIN WET TAP
NO SCALE



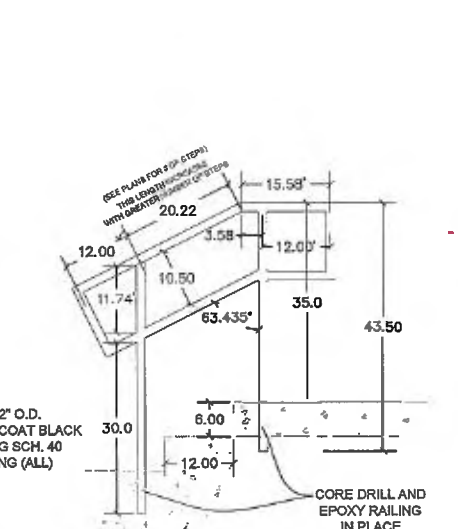
5 C6 TYPICAL HYDRANT LAYOUT (VALVE IN BOULEVARD)
NO SCALE



6 C6 UNDERGROUND STORAGE PIPE
NO SCALE

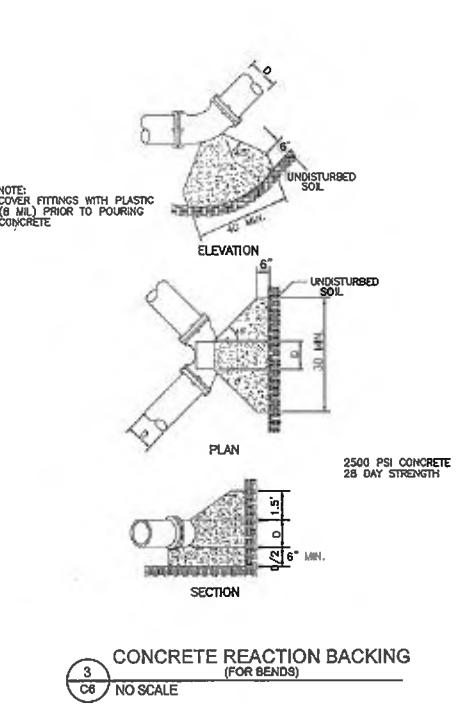


1 C6 GRANULAR MATERIAL BEDDING METHOD (FOR PVC SANITARY SEWER PIPE)
NO SCALE



2 C6 TYPICAL EXTERIOR RAILING DETAIL
NO SCALE

Per Safety Rail Company:
4244 Shoreline Drive, Spring Park, MN 55384
Phone: 888-434-2720 | Fax: 888-471-4931
www.safetyrailcompany.com



3 C6 CONCRETE REACTION BACKING (FOR BENDS)
NO SCALE

ERICKSON CIVIL

333 North Main Street, Suite 201
Blaine, Minnesota 55007
Phone (612) 309-3804
www.ericksoncivilsite.com

DRAWING PHASE:

OWNER REVIEW

AGENCY REVIEW

BID DOCUMENT

PERMIT SET

AS-BUILT DOCUMENT

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DESCRIPTION

DATE

NO.

15-172

SHEET TITLE

DETAILS

SHEET NO.

C6

SHEET 6 OF 8